

B1.1 Overview of Assessment of Residential Sites

ARUP

Appendix B1.1 Overview of Assessment of Residential Sites

Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.

SR-0111

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Site Ref	Address	Parish	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Secondary Use	Split Site	Pre-Stage 1	Stage 1	Stage 2	Stage 3	Stage 4	Justification
16 SITE_01	Land south of Roding Lane, Roding River Meadows, Buckhurst Hill	Chigwell		Housing								Site subject to Major Policy Constraint.
16 SITE_02	Land north of Vicarage Lane, Chigwell, IG7 6LS, UK	Chigwell	Chigwell	Housing								The site should not proceed for further testing.
SR-0001	Prospect Nursery, Old Nazeing Road, Nazeing, Broxbourne	Nazeing		Housing								Site subject to Major Policy Constraint.
SR-0002	Wealdstead, Toot Hill Road, Greensted, Ongar, Essex, CM5 9LJ	Standford Rivers		Housing								Site subject to Major Policy Constraint.
SR-0003	Two fields East and West of Church Lane (North of Lancaster Road), North Weald Bassett, Essex	North Weald Bassett	North Weald Bassett	Housing								Site is recommended for allocation.
SR-0004	Land opposite The White House, Middle Street, Nazeing, Essex, EN9 2LW	Nazeing		Housing								Site subject to Major Policy Constraint.
SR-0005	54 Centre Drive, Epping	Epping		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0007	Land at Manor Road (South Side, Lambourne Road), Chigwell, Essex, IG7 5PD	Chigwell	Chigwell	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0008	Tower Nursery, Netherhall Road, Roydon	Roydon	Roydon Hamlet	Housing	Employment							This site scores poorly against a number of criteria, including harm to the Green Belt. It is in remote location some distance from any settlement and would promote unsustainable patterns of development. It should not be considered further.
SR-0009	Land north side of Epping Road, known as 'Halls Green'	Roydon	Harlow Extension Sites	Housing	Employment							Due to the isolation of the site and significant impacts on the environment and heritage assets, AECOM has judged the site to be unsuitable.
SR-0010	Leaside Nursery, Sedge Green, Nazeing, Essex	Nazeing	Lower Nazeing	Housing	Employment							This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable development patterns, encouraging ribbon development to the north and incursion into the open countryside.
SR-0011	St. Leonard's Road, Nazeing, Essex (Known as 'Perry Hill')	Nazeing	Lower Nazeing	Housing	Employment							Site is recommended for allocation.
SR-0012	Land to the south of 62 Hoe Lane, Abridge, Romford, Essex, RM4 1AU	Lambourne	Abridge	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0014	Land adjoining 40A Hainault Road, Chigwell, Essex, IG7 6QX	Chigwell	Chigwell	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0015	Providence Nursery, Normandy Nursery and Sarina Nursery	Waltham Abbey		Housing								Site subject to Major Policy Constraint.
SR-0016	Culora, Beechview Nursery, Avey Lane, Waltham Abbey, Essex, EN9 3QH	Waltham Abbey		Housing								Site subject to Major Policy Constraint.

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Site Ref	Address	Parish	Settlement (Sites preceding to Stage 2 only)	Promoted Use	Secondary Use	Split Site	Pre-Stage 1	Stage 1	Stage 2	Stage 3	Stage 4	Justification
SR-0017	Home Farm, Chigwell Lane, Chigwell	Chigwell	Chigwell	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. This option would cause significant harm to the Green Belt, risking the coalescence of Chigwell and Loughton.
SR-0018	Former Bank of England sports ground. Now part is the Academy Britannia Club, Langston Road, Loughton	Loughton		Housing	Employment							Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0019	Side of Argosons, Kents Lane, Kents lane Nursery, North Weald, Epping, CM16 6AX	Magdalen Laver		Housing								Site subject to Major Policy Constraint.
SR-0020	Land at Paternoster Hill, Waltham Abbey	Waltham Abbey	Waltham Abbey	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0021	Land lying to the north of Honey Lane and west of Mason Way, Ninefields, Waltham Abbey, Essex	Waltham Abbey	Waltham Abbey	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0022	Rear of 101-103 High Street, Chipping Ongar	Chipping Ongar		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0023i	Weald Place Farm, Thornwood, Epping, Essex	North Weald Bassett	Thornwood	Housing		SR-0023						Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0023ii	Weald Place Farm, Thornwood, Epping, Essex	North Weald Bassett		Housing		SR-0023						Site subject to Major Policy Constraint.
SR-0025	Brook Farm, Stapleford Road, Stapleford Abbots, Essex	Stapleford Abbots	Stapleford Abbots	Housing								This site scores poorly against several criteria, including harm to the Green Belt. It was judged that it would promote unsustainable development patterns, ribbon development away from the settlement edge, and the site should not be considered further.
SR-0026A	Land adjacent to Theydon Bois bound by M25, M11, Coopersale Lane, Abridge Road and Central Line	Theydon Bois	Theydon Bois	Housing	Employment							Although this site is identified as available, it has a complex ownership pattern and it is not clear whether all landowners are supportive of development. Additionally, one of the landowners is promoting an overlapping site for development. The site should not be allocated.
SR-0026B	Land East of Central Line/North of Abridge Road (Including The Old Foresters Site), Theydon Bois	Theydon Bois	Theydon Bois	Housing								Site is recommended for allocation.
SR-0026C	Part of the Thrifts Hall Farm, Abridge Road, Theydon Bois	Theydon Bois	Theydon Bois	Housing								Site is recommended for allocation.
SR-0027	Woodgrange Poultry Farm, 52 Chipping Ongar Road, Abridge, Essex, RM4 1UH	Lambourne	Abridge	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0028	Land adjacent to Waterman's Way North Weald	North Weald Bassett		Housing								Site subject to Major Policy Constraint.

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SR-0029	Land East of Thornhill, North Weald	North Weald Bassett		Housing								Site identified in the SLAA as being a duplicate site.
SR-0030	Land East of Tempest Mead, North Weald	North Weald Bassett		Housing								Site identified in the SLAA as being a duplicate site.
SR-0031	Land adjacent to Skip's Corner, High Road, North Weald	North Weald Bassett		Housing								Site identified in the SLAA as being a duplicate site.
SR-0032	Land at Lower Sheering	Sheering	Lower Sheering	Housing								Site is recommended for allocation.
SR-0033	Daubneys Farm, Sheering, Harlow, Essex, CM22 7LU	Sheering	Sheering	Housing								Site is recommended for allocation.
SR-0034	Land to east of Waltham Abbey	Waltham Abbey	Waltham Abbey	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable patterns of development encouraging further eastward growth of Waltham Abbey distant from the town centre.
SR-0035	Land at Epping Road, Roydon	Roydon	Roydon	Housing								Site is recommended for allocation.
SR-0036	Land at Blumans, North Weald (north/south of A414)	North Weald Bassett	North Weald Bassett	Housing								Site is recommended for allocation.
SR-0037	Land off Chigwell Road, Chigwell, Essex	Chigwell	Chigwell	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. This option would cause significant harm to the Green Belt, risking the coalescence of Chigwell and Loughton / Buckhurst Hill.
SR-0038	Land at Tylers Cross Farm, Water lane, Tylers Cross, Harlow	Roydon	Harlow Extension Sites	Housing								The Council with its Housing Market Area partners commissioned AECOM to undertake a review of large strategic sites in and around Harlow. It was envisaged that this work would be completed in Summer 2016, which would enable a comprehensive review of all sites around Harlow located within Epping Forest District to be undertaken. This has not been possible and therefore the Council will undertake further work to complete a review of any sites not assessed that are located around Harlow.
SR-0039	Land at Bourne Farm, Water Lane, Tylers Cross, Harlow	Roydon	Harlow Extension Sites	Housing								The Council with its Housing Market Area partners commissioned AECOM to undertake a review of large strategic sites in and around Harlow. It was envisaged that this work would be completed in Summer 2016, which would enable a comprehensive review of all sites around Harlow located within Epping Forest District to be undertaken. This has not been possible and therefore the Council will undertake further work to complete a review of any sites not assessed that are located around Harlow.
SR-0040	Land to the rear of 11 Woodfield Terrace and The Lodge, Thornwood Common, Near Epping, Essex, CM16 6LL	North Weald Bassett		Housing								Site subject to Major Policy Constraint.
SR-0042A	Land to the rear of 11 Woodfield Terrace and The Lodge, Thornwood Common, Near Epping, Essex, CM16 6LL	North Weald Bassett	Thornwood	Housing								Although this site scores well in terms of access to bus services, it is in a remote and isolated location and would not promote sustainable development patterns. Development may harm the surrounding landscape. The site should not be considered further.
SR-0042b	Land West of Park Place, Woodside, Thornwood	North Weald Bassett		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).

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SR-0043	Land at Weald Hall Lane, Thornwood	North Weald Bassett	Thornwood	Housing	Employment							Although this site was identified as available, it was judged that, on balance, other sites in Thornwood were preferential in terms of suitability and achievability. If allocated, these would cumulatively provide the desired development quantum in this settlement.
SR-0044i	The Manor Farm, Mott Street, High Beech, Loughton, Essex, IG10 4AP	Waltham Abbey	High Beach	Housing		SR-0044						The site scores poorly against a number of criteria, including harm to internationally protected sites (specifically Epping Forest). It would represent large scale development in an unsustainable location and should not be considered further.
SR-0044ii	The Manor Farm, Mott Street, High Beech, Loughton, Essex, IG10 4AP	Waltham Abbey	High Beach	Housing		SR-0044						This site would not support the minimum development threshold for allocation in the Local Plan (6 units). A development of this scale would be harmful in landscape and Green Belt terms and the site should not be considered further.
SR-0045	Luxborough Lane, Chigwell, Essex. Rear of Little West Hatch	Chigwell	Chigwell	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0046A	Latton Priory Farm, London Road, Harlow	North Weald Bassett	Harlow Extension Sites	Housing								AECOM's assessment of strategic site M identified a number of environmental constraints, and is partially undevelopable due to significant landscape impacts that would arise. However, due to its opportunity to provide a sustainable transport corridor, AECOM has been judged the site to be potentially suitable for residential development. On this basis the site has been identified to accommodate strategic growth in and around Harlow.
SR-0046B	Latton Priory Farm, London Road, Harlow	North Weald Bassett	Harlow Extension Sites	Housing								AECOM's assessment of strategic site M identified a number of environmental constraints, and is partially undevelopable due to significant landscape impacts that would arise. However, due to its opportunity to provide a sustainable transport corridor, AECOM has been judged the site to be potentially suitable for residential development. On this basis the site has been identified to accommodate strategic growth in and around Harlow.
SR-0047	Land to East of Oak Hill Road, Stapleford Abbots, Romford, Essex, RM4 1JH	Stapleford Abbots	Stapleford Abbots	Housing								This site scores poorly against several criteria, including harm to the Green Belt. The site is detached from the settlement edge by a buffer of non-designated trees, which may be lost if the site was developed. It should not be considered further.
SR-0048	Land North of Chipping Ongar Road, Fyfield, Chipping Ongar Essex	Fyfield	Fyfield	Housing								This site scores poorly against harm to the landscape, and it was felt that it would promote unsustainable development patterns, as well as a scale of development that would harm the character of the village. It should not be considered further.
SR-0049	Land south-east of Chipping Ongar Road, Fyfield, Essex	Fyfield	Fyfield	Housing								Site is recommended for allocation.
SR-0050i	Land to East of Fyfield, Fyfield	Fyfield	Fyfield	Housing		SR-0050						This site scores poorly against several criteria, including landscape harm. It was judged that it would promote unsustainable development patterns, ribbon development in an isolated location, and the site should not be considered further.

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<i>SR-0050ii</i>	Land to east of Fyfield, Fyfield	Fyfield	Fyfield	Housing		SR-0050						This site scores poorly against several criteria, including landscape harm. It was judged that it would promote unsustainable development patterns of ribbon development in a location that relates poorly to the existing settlement.
<i>SR-0051</i>	Land to south of A414 Chelmsford Road, Chipping Ongar, Essex	Chipping Ongar	Chipping Ongar	Housing	Employment							This site is part of a strategic option which was judged to be a less favourable growth direction. This option would significantly harm the Green Belt, compromising the setting of Ongar, and is also more sensitive in landscape terms.
<i>SR-0052A</i>	Land at East End Farm, Harlow	Roydon	Harlow Extension Sites	Housing								Due to its location in an area of high tranquility, the potential to impact existing views, environmental constraints and difficulties connecting to existing infrastructure AECOM has judged strategic site P to be unsuitable for residential development. On this basis the site has not been identified to accommodate strategic growth in and around Harlow.
<i>SR-0052B</i>	Land at East End Farm, Harlow	Roydon	Harlow Extension Sites	Housing								AECOM's assessment of strategic site S noted that it provides significant regeneration potential and impacts upon the Green Belt and environmental constraints could be mitigated through positive design. However, a wider package of local highways and junctions improvements would be required in western Harlow to ensure the site is functionally integrated with the town. AECOM has judged the site to be potentially suitable for residential development but it was recommended not to allocate as a result of site's connectivity/integration issues with surrounding residential areas.
<i>SR-0053</i>	Land East of Brentwood Road, Marden Ash.	Chipping Ongar	Chipping Ongar	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. This option would significantly harm the Green Belt, compromising the setting of Ongar, and is also more sensitive in landscape terms.
<i>SR-0054i</i>	Land Surrounding High Ongar, High Ongar, Essex	High Ongar	High Ongar	Housing		SR-0054						Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
<i>SR-0054ii</i>	Land Surrounding High Ongar, High Ongar, Essex	High Ongar	High Ongar	Housing		SR-0054						Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
<i>SR-0054iii</i>	Land Surrounding High Ongar, High Ongar, Essex	High Ongar	High Ongar	Housing		SR-0054						Although the site is in a relatively sustainable location, it was felt that its particular sensitivity in landscape terms and potential Green Belt harm could not be mitigated. The site should not be considered further.
<i>SR-0055</i>	Land between A414 and High Ongar	Chipping Ongar	Chipping Ongar	Housing								This site scores poorly against several criteria, including landscape and Green Belt harm. It was judged that it would promote unsustainable development patterns of ribbon development in a location that relates poorly to the existing settlement.

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SR-0056	Land to west of Miller's Lane, Chigwell Row, Essex	Chigwell	Chigwell Row	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0057	Land to North of Brook Farm, Oak Hill Road, Stapleford Abbots, Essex	Stapleford Abbots		Housing								Site identified in the SLAA as being a duplicate site.
SR-0058	Land to North of Clay's Lane, Loughton, Essex, IG10 2RZ	Loughton	Loughton/Debden	Housing								This site scores poorly across a range of criteria, including harm to Epping Forest Buffer Land. It may also cause unacceptable harm to the Green Belt which cannot be mitigated by promoting coalescence between Loughton and Theydon Bois.
SR-0059	Land at 20 Albion Hill, Loughton	Loughton		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0060	Land at Patches Farm, Waltham Abbey	Waltham Abbey	Waltham Abbey	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0061A	Land adjacent to north and south of A121, south of Waltham Abbey	Waltham Abbey		Housing								Site subject to Major Policy Constraint.
SR-0061B	Land adjacent to north and south of A121, south of Waltham Abbey	Waltham Abbey	Waltham Abbey	Housing								Although this site was identified as available, it was judged that other sites in Waltham Abbey were in more preferential locations for development. If allocated, these would cumulatively provide the desired development quantum in this settlement.
SR-0063	Former Haulage Yard, Sewardstone Hall, Chingford, London, E4 7RH	Waltham Abbey	Sewardstone	Housing								This site is part of a strategic option which was judged to be a less favourable location for growth. Sewardstone is an unsustainable location and intensification of development would cause significant harm to the Green Belt.
SR-0064	Sedge Green Nursery, Sedge Green, and Chalkfield Nursery, Pecks Hill, Nazeing, Essex, EN9 2NX	Nazeing	Lower Nazeing	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0064x	Chalkfield Nursery, Pecks Hill, Nazeing, Essex, EN9 2NX	Nazeing		Housing								Site identified in the SLAA as being a duplicate site.
SR-0065	Land south of Honey Lane, north of M25 and west of Junction 26 of M25	Waltham Abbey	Waltham Abbey	Housing	Other							Although this site was identified as available, it was judged that other sites in Waltham Abbey were in more preferential locations for development. If allocated, these would cumulatively provide the desired development quantum in this settlement.
SR-0067i	Land to the west of Chipping Ongar	Chipping Ongar	Chipping Ongar	Housing		SR-0067						Site is recommended for allocation.
SR-0067iiA	Land to the west of Chipping Ongar	Chipping Ongar	Chipping Ongar	Housing								The site scores poorly against a number of criteria, including potential landscape and Green Belt harm. It was felt that, in combination with the site layout constraints posed by identified flood risk, it would not be possible to mitigate this harm.

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SR-0067iiB	Land to the west of Chipping Ongar	Chipping Ongar	Chipping Ongar	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0068	Land to the west of Summers (bounded in part by Water Lane and Epping Road, Tylers Cross	Roydon	Harlow Extension Sites	Housing	Employment							The site's western edge is sensitive in Green Belt and landscape terms but this is considered to be outweighed by transport, accessibility and regeneration considerations. AECOM therefore judge to the site to potentially suitable for residential development. Development would need to be sensitively planned to avoid coalescence between Harlow and Broadley Common, but would 'complete' the existing neighbourhood at the edge of Harlow. On this basis the site has been identified to accommodate strategic growth in and around Harlow.
SR-0069	Land at Ivy Chimneys Road, Epping	Epping	Epping	Housing								Site is recommended for allocation.
SR-0069/33	Land South of Epping	Epping	Epping	Housing								Site is recommended for allocation.
SR-0070	Land at Forest Drive, Theydon Bois	Theydon Bois	Theydon Bois	Housing								Site is recommended for allocation.
SR-0071	Land at Standards Hill, Epping	Epping	Epping	Housing								Site is recommended for allocation.
SR-0072	Land at Tylers Farm [271 High Road], North Weald	North Weald Bassett	North Weald Bassett	Housing								Site is recommended for allocation.
SR-0073	Land to the East of the M11, Sheering	Sheering	Sheering	Housing	Employment							Site is recommended for allocation.
SR-0073x	Land at Sheering, title number EX773617. Ordnance survey map ref: TL5013NW. Plot centred on TL502138	Sheering		Housing								Site identified in the SLAA as being a duplicate site.
SR-0074	Land to the east of the A414, New House Farm, Harlow	North Weald Bassett	Harlow Extension Sites	Housing	Employment							Strategic site K falls within a HSE middle buffer area and is subject to landscape and Green Belt considerations. AECOM has judged the site to be probably unsuitable for residential development. On this basis the site has not been identified to accommodate strategic growth in and around Harlow.
SR-0075	Land to the north of Church Road, Chipping Ongar	Moreton	Moreton	Housing	Employment							This site is in an unsustainable location, distant from a range of public services, and scores poorly across many criteria. It was felt that the identified contamination constraint could not be mitigated and the site should not be considered further.
SR-0076	Land south of Vicarage Lane, North Weald	North Weald Bassett	North Weald Bassett	Housing	Employment							This site is part of a larger site which has been identified as suitable for allocation and it is unlikely that it would come forward as a standalone development. It should not be allocated.
SR-0077	Land at Thornwood Common, North Weald, Essex	North Weald Bassett	Thornwood	Housing	Employment							This site is in a remote location and relates poorly to the settlement in terms of its scale and configuration. Additionally, it is not judged to be in a sustainable location and should not be considered further.
SR-0078i	Sovereign Fields, Bury Road, Sewardstonebury Chingford, London, E4 7QN	Waltham Abbey		Housing		SR-0078						Site subject to Major Policy Constraint.
SR-0078ii	Sovereign Fields, Bury Road, Sewardstonebury Chingford, London, E4 7QN	Waltham Abbey		Housing		SR-0078						Site subject to Major Policy Constraint.
SR-0079	Sewardstone Nurseries Ltd, Mott Street, Chingford, Essex, E4 7RW	Waltham Abbey		Housing								Site identified in the SLAA as being a duplicate site.

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SR-0080	Coppice Farm, Coppice Row, Theydon Bois, Essex, CM16 7OS	Theydon Bois	Theydon Bois	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. Development would be too close to the Epping Forest SAC, which is sensitive to further urbanisation and increasing pollution from traffic.
SR-0081	Hamlet Hill Land, Hamlet Hill, Roydon, Essex	Roydon	Roydon Hamlet	Housing								This site scores poorly against a range of criteria, including landscape and Green Belt harm, and it was felt that it would represent an unsustainable pattern of growth. The site should not be considered further.
SR-0082	Weald Bridge Nursery, Kents Lane, North Weald, Essex	Magdalen Laver		Housing								Site subject to Major Policy Constraint.
SR-0083	Paternoster Nursery, Paternoster Hill, Waltham Abbey (2 sites to be considered together)	Waltham Abbey		Housing								Site identified in the SLAA as being a duplicate site.
SR-0084	Pendowe and Grange Hill Nursery, Sewardstone Road Daines Nursery, Sewardstone Nursery, Pritchard's Nursery, Mott Street Nursery, Cedar Lodge, Mott Street, London E4	Waltham Abbey	Sewardstone	Housing								This site is part of a strategic option which was judged to be a less favourable location for growth. Sewardstone is an unsustainable location and intensification of development would cause significant harm to the Green Belt.
SR-0085	Former Royal Gunpowder Factory Site, Beaulieu Drive, Waltham Abbey, Essex, EN9 1JY	Waltham Abbey	Waltham Abbey	Housing	Employment							This site scores poorly against several criteria, including harm to ecology designations (Lea Valley SAC and SSSI) and flood risk. It was felt that these constraints could not be mitigated satisfactorily and the site should not be considered further.
SR-0086	Land to the west, and Game Farm nursery, Old House Lane, Roydon, Essex	Roydon		Housing								Site identified in the SLAA as being a duplicate site.
SR-0087	Pound Field, Bell Common, Epping, Essex	Epping	Epping	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. Development would be too close to the Epping Forest SAC, which is sensitive to further urbanisation and increasing pollution from traffic.
SR-0088	Land in School Lane, Chigwell	Chigwell	Chigwell	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0089A	Land Lying to the west side of Galley Hill Road, Northern Portion	Waltham Abbey	Waltham Abbey	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0090	Land to east of Longfields, Chipping Ongar	Chipping Ongar	Chipping Ongar	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. This option would significantly harm the Green Belt, compromising the setting of Ongar, and is also more sensitive in landscape terms.

ARUP Appendix B1.1 Overview of Assessment of Residential Sites

Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.

SR-0111 Site references in *italics* denote that this site was originally one part of a site comprising multiple parts sharing a single SLAA reference number. An amendment to the site reference was made to create a unique identifier for each site.

Site Ref	Address	Parish	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Secondary Use	Split Site	Pre-Stage 1	Stage 1	Stage 2	Stage 3	Stage 4	Justification
SR-0091	Land to the west of Harlow between Old House Lane, Epping Road, Water Lane and Katherines	Roydon	Harlow Extension Sites	Housing	Employment							SSM site SR-0091 forms much of strategic site R. AECOM's assessment stated that this site is likely to be of a relatively low landscape sensitivity as a result of its urban context and would have only a subtle impact on the openness of the countryside if developed. Impacts on the local highway network would be manageable and no issues have been identified in relation to capacity of infrastructure and local services. There are opportunities for integration of the site into Harlow. AECOM has judged the site as suitable for residential development. On this basis the site has been identified to accommodate strategic growth in and around Harlow.
SR-0093	No 3 Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing	Lower Nazeing	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow.
SR-0094	Land at North of Villa Nursery, Reeves Lane, Roydon, Essex	Roydon		Other (assessed as Housing based on secondary use)	Housing							This site scores poorly against a number of criteria, including harm to the Green Belt. It would promote unsustainable patterns of development in a remote location and should not be considered further.
SR-0095	Merry Weather Nursery, Reeves Lane, Roydon, Essex	Roydon		Other (assessed as Housing based on secondary use)	Housing							This site scores poorly against a number of criteria, including harm to the Green Belt. It would promote unsustainable patterns of development in a remote location and should not be considered further.
SR-0096	Villa Nursery, Reeves Lane, Roydon, Essex	Roydon		Other (assessed as Housing based on secondary use)	Housing							This site scores poorly against a number of criteria, including harm to the Green Belt. It would promote unsustainable patterns of development in a remote location and should not be considered further.
SR-0097	Tylers Farm, 271 High Road, North Weald, Essex	North Weald Bassett		Housing								Site identified in the SLAA as being a duplicate site.
SR-0098	Land bounded by Courtland Drive/ Chigwell Brook, the London Underground Central Line and Vicarage Lane, Chigwell, Essex	Chigwell	Chigwell	Housing	Employment							Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0099	Lea Valley Nursery, Crooked Mile, Waltham Abbey	Waltham Abbey	Waltham Abbey	Housing								Site is recommended for allocation.
SR-0100	Land off Honey Lane (South of the junction of Margherita Road and Honey Lane), Waltham Abbey, Essex	Waltham Abbey		Housing								Site identified in the SLAA as being a duplicate site.
SR-0101	Netherbowers, Perry Hill, Nazeing, Essex	Nazeing		Housing								Site subject to Major Policy Constraint.
SR-0102	Land to the south and west (rear) of Nos 57a and 57b Fyfield Road, Chipping Ongar	Chipping Ongar	Chipping Ongar	Housing								Site is recommended for allocation.
SR-0103	Upper Clapton Football Club, Upland Road, Thornwood Common, Epping, Essex, CM16 6NL	North Weald Bassett		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0104	Land adjoining Parklands, Waltham Abbey	Waltham Abbey	Waltham Abbey	Housing								Site is recommended for allocation.
SR-0105	Longfield Nursery, Epping Road, Roydon, CM19 5DU	Roydon		Housing								Site identified in the SLAA as being a duplicate site.
SR-0106	Game Farm Nursery, Old House Lane, Roydon	Roydon		Housing								Site identified in the SLAA as being a duplicate site.

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Site Ref	Address	Parish	Settlement (Sites preceding to Stage 2 only)	Promoted Use	Secondary Use	Split Site	Pre-Stage 1	Stage 1	Stage 2	Stage 3	Stage 4	Justification
SR-0107	Land at Epping and Parsloe Road, Roydon, Essex (Blakes Farm)	Roydon	Harlow Extension Sites	Housing								The Council with its Housing Market Area partners commissioned AECOM to undertake a review of large strategic sites in and around Harlow. It was envisaged that this work would be completed in Summer 2016, which would enable a comprehensive review of all sites around Harlow located within Epping Forest District to be undertaken. This has not been possible and therefore the Council will undertake further work to complete a review of any sites not assessed that are located around Harlow.
SR-0108	Land to west of Chigwell Park drive and to north of Luxborough Lane, Chigwell	Chigwell	Chigwell	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. This option would cause significant harm to the Green Belt, risking the coalescence of Chigwell and Loughton / Buckhurst Hill.
SR-0109	Richmonds Farm, Parsloe Road, Epping Green, CM16 6QB	Roydon	Harlow Extension Sites	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0110	Land adjoining 174 Crooked Mile, Waltham Abbey, EN9 2ES	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0111	Oaks Farm Land, Vicarage Lane, Chigwell, Essex	Chigwell	Chigwell	Housing								The site is detached from the settlement. It was felt that the site would lead to sprawl and harm to the Green Belt and should not be considered further.
SR-0111x	Front field, Oaks Farm, Vicarage Lane, Chigwell, Essex	Chigwell		Housing								Site identified in the SLAA as being a duplicate site.
SR-0112	Land to the west of Stanford Rivers Road, Chipping Ongar	Chipping Ongar	Chipping Ongar	Housing	Employment							Although this site was identified as available, it was judged that other sites in Chipping Ongar would enable the Council to focus growth in preferential areas to the north of the settlement and, cumulatively, would provide the desired development quantum for the settlement.
SR-0113A	Land South of Brook Road, Epping	Epping	Epping	Housing								The landowner is promoting an overlapping site for development. It is unlikely that this area will come forward for development as a standalone site and it should not be allocated.
SR-0113B	Land to the South of Brook Road, Epping	Epping	Epping	Housing								Site is recommended for allocation.
SR-0114	Rosewood Farm, Common Road, Broadley Common, Nazeing	Roydon		Housing								Site identified in the SLAA as being a duplicate site.
SR-0115	Metropolitan Police Chigwell Sports Club, Chigwell Hall, High Road, Chigwell, Essex, IG7 6BD	Chigwell	Chigwell	Housing								The site scores poorly against a number of criteria, including harm to the Green Belt, heritage and traffic impact. Cumulatively, it is felt that these constraints make the site unsuitable for allocation and it should not be considered further.
SR-0116	Land to the rear of Oakley Hall, Nazeing	Nazeing	Lower Nazeing	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow.

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Appendix B1.1 Overview of Assessment of Residential Sites

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 Site does not proceed at this stage.
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SR-0111

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Site Ref	Address	Parish	Settlement (Sites preceding to Stage 2 only)	Promoted Use	Secondary Use	Split Site	Pre-Stage 1	Stage 1	Stage 2	Stage 3	Stage 4	Justification
SR-0117	The paddock to the rear of Barn House, Farm Close, Roydon, Essex, CM19 5LW	Roydon	Roydon	Housing								This site is reliant on adjacent development to enable development to be brought forward. Adjacent sites have been identified as unsuitable for development, which would impact upon its deliverability as a standalone site. It should not be allocated.
SR-0118	land at Theydon Place, Epping	Epping		Housing								Site identified in the SLAA as being a duplicate site.
SR-0120	Bowes Field, Chipping Ongar	Chipping Ongar	Chipping Ongar	Housing								Site is recommended for allocation.
SR-0121	Land at Sheering Lower Road, Sawbridgeworth	Sheering	Lower Sheering	Housing								Although this site is identified as available for development during the Plan period, the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation. It should not be allocated.
SR-0122	Dreams, Beech Road, Willingale, Essex	Willingale	Willingale	Housing								This site scores poorly in terms of potential landscape harm and is in a very unsustainable location, distant from public transport and services. It should not be considered further.
SR-0123	School Lane, Beauchamp Roding, Fyfield, Essex	Abbess Beauchamp and Berners Roding		Housing								Site subject to Major Policy Constraint.
SR-0124	Wood Field, Dunmow Road, Beauchamp Roding, Essex	Abbess Beauchamp and Berners Roding		Housing	Employment							Site subject to Major Policy Constraint.
SR-0125	Brick Kiln, Downhall Road, Matching Green, Essex	Matching		Housing								Site subject to Major Policy Constraint.
SR-0126	Stonals, Wardens Hall, Willingale, Essex	Willingale	Willingale	Housing	Employment							This site scores poorly in terms of potential landscape harm and is in a very unsustainable location, distant from public transport and services. It should not be considered further.
SR-0127	Church Field (2ha site), Willingale, Essex	Willingale	Willingale	Housing								This site scores poorly in terms of potential landscape harm and is in a very unsustainable location, distant from public transport and services. It should not be considered further.
SR-0128	Hérons Farm (1.75ha site), Herons Lane, Fyfield, Essex, CM5 0RQ	Fyfield	Fyfield	Housing								The site scores poorly against several criteria, including landscape harm, and would promote unsustainable development patterns in an isolated location away from the main part of the village. It should not be considered further.
SR-0129	The Nursery, School Lane, Magdalen Laver, Essex	Magdalen Laver		Housing								Site subject to Major Policy Constraint.
SR-0130	Church Field (1ha site), Willingale, Essex	Willingale	Willingale	Housing								This site scores poorly in terms of potential landscape harm and is in a very unsustainable location, distant from public transport and services. It should not be considered further.
SR-0131	Hérons Farm (6ha site), Herons Lane, Fyfield, Essex, CM5 0RQ	Fyfield	Fyfield	Housing								The site scores poorly against several criteria, including landscape harm, and would promote unsustainable development patterns in an isolated location away from the main part of the village. It should not be considered further.
SR-0132 <i>Ai</i>	Land north-east of Woodbury Down, Epping	Epping	Epping	Housing		SR-0132a						This site is part of a strategic option which was judged to be a less favourable growth direction. This option would cause significant harm to the Green Belt, compromising the setting of Epping and is highly sensitive in landscape terms.

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Appendix B1.1 Overview of Assessment of Residential Sites

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Site Ref	Address	Parish	Settlement (Sites preceding to Stage 2 only)	Promoted Use	Secondary Use	Split Site	Pre-Stage 1	Stage 1	Stage 2	Stage 3	Stage 4	Justification
<i>SR-0132Aii</i>	Land north-east of Lindsey Street (B181) and west of High Road (B1393), Epping	Epping Upland	Epping	Housing		SR-0132a						This site is part of a strategic option which was judged to be a less favourable growth direction. This option would cause significant harm to the Green Belt, compromising the setting of Epping and is highly sensitive in landscape terms.
<i>SR-0132Bi</i>	Land north-east of Bury Lane and south-west of Lindsey Street (B181), Epping	Epping	Epping	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. This option would cause significant harm to the Green Belt, compromising the setting of Epping and is highly sensitive in landscape terms.
<i>SR-0132Bii</i>	Land north-east of Bury Lane and south-west of Lindsey Street (B181), Epping	Epping	Epping	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. This option would cause significant harm to the Green Belt, compromising the setting of Epping and is highly sensitive in landscape terms.
<i>SR-0132Biii</i>	Lane west of Bury Lane, north of Epping Cemetery, Epping	Epping Upland	Epping	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. This option would cause significant harm to the Green Belt, compromising the setting of Epping and is highly sensitive in landscape terms.
<i>SR-0132Ci</i>	Epping Sports Club, Lower Bury Lane	Epping	Epping	Housing								Site is recommended for allocation.
<i>SR-0132Cii</i>	Land west of Bury Lane, Epping	Epping Upland	Epping	Housing								The site scores poorly against a number of criteria, including Green Belt and landscape harm, but it was felt that it may be possible to overcome these constraints. Noting a preference for a smaller scale development the site should be considered further.
<i>SR-0133i</i>	New Barns Farm, off Chigwell Rise, Chigwell (North of Underground line and east and west of M11) (also partly in Chigwell Parish)	Chigwell	Chigwell	Housing		SR-0133						This site is part of a strategic option which was judged to be a less favourable growth direction. This option would cause significant harm to the Green Belt, risking the coalescence of Chigwell and Loughton / Buckhurst Hill.
<i>SR-0133ii</i>	New Barns Farm, off Chigwell Rise, Chigwell (North of Underground line and east and west of M11) (also partly in Chigwell Parish)	Chigwell	Buckhurst Hill	Housing		SR-0133						This site is part of a strategic option which was judged to be a less favourable growth direction. Residential is judged to be incompatible with existing commercial land uses. Additionally, there is a high risk of flooding.
<i>SR-0134</i>	Beech Farm, High Road, Loughton	Loughton	Loughton/Debden	Housing								This site scores poorly in terms of its proximity to Epping Forest SAC and harm to the Green Belt. It was felt that these constraints could not be overcome and the site should not be considered further.
<i>SR-0135A</i>	Stoneyfield, Hoe Lane, Nazeing	Nazeing	Lower Nazeing	Housing	Employment							This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow.
<i>SR-0135B</i>	Ridge House, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing	Lower Nazeing	Housing	Employment							This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow.
<i>SR-0136</i>	Burleigh Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing	Lower Nazeing	Housing	Employment							This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow.
<i>SR-0137</i>	Knollys Nursery, Pick Hill, Waltham Abbey, Essex, EN9 3LF	Waltham Abbey		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.

ARUP Appendix B1.1 Overview of Assessment of Residential Sites

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SR-0111

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Site Ref	Address	Parish	Settlement (Sites preceding to Stage 2 only)	Promoted Use	Secondary Use	Split Site	Pre-Stage 1	Stage 1	Stage 2	Stage 3	Stage 4	Justification
SR-0138	Northfield Nurseries, Sewardstone Road, E4 7RG	Waltham Abbey	Sewardstone	Housing								This site is part of a strategic option which was judged to be a less favourable location for growth. Sewardstone is an unsustainable location and intensification of development would cause significant harm to the Green Belt.
SR-0139	Riddings Lane, Hastingwood Road, Hastingwood, North Harlow, Essex, CM18 7HT	North Weald Bassett	Harlow Extension Sites	Housing								Due to its lack of constraints or potential for significant impact on the local area/infrastructure, AECOM has judged strategic site L suitable for residential development. On this basis the site has been identified to accommodate strategic growth in and around Harlow.
SR-0140	Hill Farm Nursery, Hamlet Hill, Roydon, Harlow, Essex	Roydon	Roydon Hamlet	Housing								This site scores poorly against a number of criteria, including harm to the Green Belt. It is in a remote location which would not support sustainable growth patterns at the proposed scale. Non-protected trees would further constrain development.
SR-0141	The Paddock, Ongar Road, Fyfield, Essex	Fyfield		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0142	Beale Oaken, Tylers Road, Roydon Hamlet, Essex	Roydon	Tylers Cross	Housing								This site scores poorly against a number of criteria, including harm to the Green Belt. It was felt that this constraint could not be overcome. The site would promote unsustainable patterns of development and should not be considered further.
SR-0143	Woodbine Cottage, Honey Lane, Waltham Abbey, EN9 3QT	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0144	Foster Street Farm, Foster Street, Harlow Common, Harlow, Essex	North Weald Bassett		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0145	Cecil House, Foster Street, Harlow Common, CM17 9HY	North Weald Bassett		Housing								Site subject to Major Policy Constraint.
SR-0146A	Land East of Harlow, North of Church Langley and South of Sheering Road	Harlow		Housing								Site is located outside of the Epping Forest District Boundary.
SR-0146B	Land East of Harlow, North of Church Langley and South of Sheering Road	Sheering		Housing								Site is located outside of the Epping Forest District Boundary.
SR-0146C	Land East of Harlow, North of Church Langley and South of Sheering Road	Sheering	Harlow Extension Sites	Housing								Due to the size of strategic site , it would significantly contribute to the local regeneration potential and therefore AECOM has been judged the site to be suitable for residential development. The part of the site in Epping Forest District performs less well but this consideration is outweighed at the strategic level. On this basis the site has been identified to accommodate strategic growth in and around Harlow.
SR-0146D	Land East of Harlow, North of Church Langley and South of Sheering Road	Harlow		Housing								Site is located outside of the Epping Forest District Boundary.
SR-0147	Land to the north boundary of Grange Farm, High Road, Chigwell, Essex, IG7 6DP	Chigwell	Chigwell	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. This option would cause significant harm to the Green Belt, risking the coalescence of Chigwell and Loughton.
SR-0148	Pick Hill Farm, Pick Hill, Waltham Abbey, Essex	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).

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Overview of Assessment of Residential Sites

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Site Ref	Address	Parish	Settlement (Sites preceding to Stage 2 only)	Promoted Use	Secondary Use	Split Site	Pre-Stage 1	Stage 1	Stage 2	Stage 3	Stage 4	Justification
SR-0149	Tudor House, High Road, Thornwood, with adjacent land.	North Weald Bassett	Thornwood	Housing								Site is recommended for allocation.
SR-0150	The Fencing Centre, Pecks Hill, Nazeing, EN9 2NY	Nazeing	Lower Nazeing	Housing								Site is recommended for allocation.
SR-0152	Lakeside Nursery, Pecks Hill, Nazeing, EN9 2NW	Nazeing	Lower Nazeing	Housing								This site is in a sustainable location in Lower Nazeing, but scores poorly in terms of contamination. It was felt that this constraint cannot be overcome and the site should not be considered further.
SR-0153	Land north of Stewards Green Road, Epping	Epping	Epping	Housing								Site is recommended for allocation.
SR-0154	Land behind Rose Cottage, Toot Hill, Ongar	Standford Rivers		Housing								Site subject to Major Policy Constraint.
SR-0155	Land at Junction of Nine Ashes Road and Woolmongers Lane, Paslow Common, Ingatestone, Essex, CM4 0JX	High Ongar		Housing								Site subject to Major Policy Constraint.
SR-0156	Paslow Common Farm, Nine Ashes Road, Paslow Common, Ingatestone, Essex	High Ongar		Housing								Site subject to Major Policy Constraint.
SR-0157	Mount Pleasant House, Harlow Road, Roydon, Essex	Roydon	Roydon	Housing								The Council with its Housing Market Area partners commissioned AECOM to undertake a review of large strategic sites in and around Harlow. It was envisaged that this work would be completed in Summer 2016, which would enable a comprehensive review of all sites around Harlow located within Epping Forest District to be undertaken. This has not been possible and therefore the Council will undertake further work to complete a review of any sites not assessed that are located around Harlow.
SR-0158A	Land at North Weald Bassett, South of Vicarage Lane	North Weald Bassett	North Weald Bassett	Housing								Site is recommended for allocation.
SR-0158B	Vicarage Lane/ east/west of Church Lane (east of Merlin Way), North Weald	North Weald Bassett	North Weald Bassett	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0159	Bansons Yard, High Street, Chipping Ongar, Essex, CM5 9AR	Chipping Ongar		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0160	Fernbank Nursery, Nazeing Road, Nazeing, Essex	Nazeing	Lower Nazeing	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0161	Pickfield Nursery, Pick Hill, Waltham Abbey, Essex	Waltham Abbey		Housing								Site identified in the SLAA as being a duplicate site.
SR-0162	Land lying to the east of the Crooked Mile, adjacent to Clapgate Lane/ Eagle Gate	Waltham Abbey	Waltham Abbey	Housing								The site scores poorly against a number of criteria and is in a remote location distant from the edge of Waltham Abbey. It was felt that it would not be a sustainable direction of growth for the settlement and should not be considered.
SR-0163	Land to the rear of Tregarth, Grange Lane, Roydon, Essex	Roydon		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0164	Esham, Paynes Lane, Nazeing, Essex	Nazeing		Housing								Site subject to Major Policy Constraint.
SR-0165	Home Farm, Copped Hall Estate, Epping, Essex, CM16 5HS	Epping Upland		Housing								Site subject to Major Policy Constraint.

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SR-0111

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SR-0166	Spinney Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing	Lower Nazeing	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow.
SR-0167	Belmont, Hamlet Hill, Roydon	Roydon	Roydon Hamlet	Housing								This site scores poorly against a number of criteria, including harm to the Green Belt. It was felt that this constraint could not be overcome. The site would promote unsustainable patterns of development and should not be considered further.
SR-0169	The Old Coal Yard, off 32 High Street, Roydon	Roydon	Roydon	Housing								Site is recommended for allocation.
SR-0170A	Land off Mount Road, Theydon Mount, Epping	Theydon Mount		Housing								Site subject to Major Policy Constraint.
SR-0170B	Land off Mount Road, Theydon Mount, Epping	Theydon Mount		Housing								Site subject to Major Policy Constraint.
SR-0172	Vine Cottage, Betts Lane, Nazeing, EN9 2DA	Nazeing	Nazeing	Housing								This site scores poorly in terms of harm to the Green Belt and it is unlikely that constraint could be overcome. It is in an unsustainable location and the standard of the local road network is noted as being poor. It should not be considered further.
SR-0174	The Street, Willingale, Near Ongar, Essex	Willingale		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0175	Site adjoining 'Covers Mead' Toot Hill, Ongar, Essex	Standford Rivers		Housing								Site subject to Major Policy Constraint.
SR-0176	St Just, 1 Powell Road, Buckhurst Hill, Essex, IG9 5RD	Buckhurst Hill	Buckhurst Hill	Housing								Site is recommended for allocation.
SR-0179	Part of North Weald Golf Club, Rayley Lane, North Weald, Essex, CM16 6AR	North Weald Bassett	North Weald Bassett	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0180	Steel's Transport Yard, Little Laver / Mill House and Mill Cottage, Little Laver, CM5	Little Laver		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0181	Mill Lane, High Ongar, CM5 9RQ	High Ongar	High Ongar	Housing								Site is recommended for allocation.
SR-0182	Lignacite Ltd, Meadgate Works, Nazeing, Waltham Abbey, Essex, CM19 5EG	Nazeing		Housing								Site subject to Major Policy Constraint.
SR-0183	Land to the East of Old Chipping Ongar County Secondary School, High Ongar	Chipping Ongar	Chipping Ongar	Housing								This site scores poorly against several criteria, including landscape and Green Belt harm. It was felt that these constraints could not be overcome and the site should not be considered further.
SR-0184	0.96 ha plot of land adjacent to High Ongar Road, High Ongar	Chipping Ongar	Chipping Ongar	Housing								Site is recommended for allocation.
SR-0185	2.9 ha plot of land adjacent to High Ongar Road, High Ongar	Chipping Ongar	Chipping Ongar	Housing								Site is recommended for allocation.
SR-0186	Land adjacent to Chelmsford Road (A414) near the Four Wantz roundabout, High Ongar	Chipping Ongar	Chipping Ongar	Housing								Site is recommended for allocation.
SR-0187	Land adjacent No. 2 Pump Lane, Epping Green	Epping Upland		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).

ARUP Appendix B1.1 Overview of Assessment of Residential Sites

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 Site does not proceed at this stage.
 This stage is not applicable for this site.

SR-0111

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Site Ref	Address	Parish	Settlement (Sites preceding to Stage 2 only)	Promoted Use	Secondary Use	Split Site	Pre-Stage 1	Stage 1	Stage 2	Stage 3	Stage 4	Justification
SR-0188	Land to the Rear of Albany House, Epping New Road, Buckhurst Hill	Buckhurst Hill	Buckhurst Hill	Housing								This site relates poorly to the existing settlement and scores poorly against a range of criteria, including potential harm to Epping Forest SAC. It was felt that this could not be mitigated and the site should not be considered further.
SR-0189	Land at Hoe Lane/New Farm Drive, Abridge, Essex	Lambourne	Abridge	Housing								This site scores poorly against several criteria, including landscape harm, and would promote unsustainable development patterns in an isolated location detached from the village. It should not be considered further.
SR-0191	Royd, St Leonards Road, Nazeing	Nazeing	Lower Nazeing	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0192	Land adjacent to Mill House Farm, Bell Common, Epping, Essex	Epping	Epping	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. Development would be too close to the Epping Forest SAC, which is sensitive to further urbanisation and increasing pollution from traffic.
SR-0193	Land adjacent to Hydes Farm, Epping Lane, Abridge, Essex	Theydon Garnon		Housing								Site subject to Major Policy Constraint.
SR-0194	Littlefields, 60 Stewards Green Road, Epping, Essex	Epping	Epping	Housing								This site scores poorly against several criteria, including landscape harm. It is in a remote location outside Epping and would promote unsustainable patterns of development. This site should not be considered further.
SR-0195B	Land to the North of Vicarage Lane, East, North Weald Bassett, Epping, Essex, CM16 6AP	North Weald Bassett	North Weald Bassett	Housing								Site is recommended for allocation.
SR-0196	Field adjacent to Fairlight, Little Laver Road, Nr Matching Green	Little Laver		Housing								Site subject to Major Policy Constraint.
SR-0197	Land adjacent to Kingsmead, Epping Road, Roydon, Essex	Roydon	Roydon	Housing								Site is recommended for allocation.
SR-0198	Plot of approx 9 acres, to north of Shillibeer Walk	Chigwell		Housing								Site identified in the SLAA as being a duplicate site.
SR-0199	Site of 19 Lambourne Road and adjacent plot	Chigwell	Chigwell Row	Housing								The site scores poorly against several criteria and it was felt that it would promote unsustainable patterns of development, ribbon development away from the edge of the village. The site should not be considered further.
SR-0200	Plot of approx. 40 acres, to west of Vicarage Lane	Chigwell	Chigwell	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0202	Threshers, Hastingwood Road, Hastingwood, Nr Harlow, Essex	North Weald Bassett		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0203	Randalls Yard, Woodside, Thornwood Common	North Weald Bassett	Thornwood	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.

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Appendix B1.1 Overview of Assessment of Residential Sites

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SR-0111

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SR-0204	Netherhouse Farm, Sewardstone Road, Waltham Abbey, E4 7RJ 1.4 ha site	Waltham Abbey		Housing	Employment							Site identified in the SLAA as being a duplicate site.
SR-0205	Land adjacent Maybanks Farm (site C), Epping Road, Toot Hill, Nr Ongar, Essex, CM5 9SP	Standford Rivers		Housing								Site subject to Major Policy Constraint.
SR-0206	Land adjacent Maybanks Farm (site A), Epping Road, Toot Hill, Nr Ongar, Essex, CM5 9SP	Standford Rivers		Housing								Site subject to Major Policy Constraint.
SR-0207	Land adjacent Maybanks Farm (site B), Epping Road, Toot Hill, Nr Ongar, Essex, CM5 9SP	Standford Rivers		Housing								Site subject to Major Policy Constraint.
SR-0208	Theydon Place, Epping	Epping	Epping	Housing								Site is recommended for allocation.
SR-0209	Broxlea Nursery, Nursery Road, Nazeing, Essex, EN9 2JE	Nazeing		Housing								Site subject to Major Policy Constraint.
SR-0212	Lea Bank Nursery, Sedge Green, Roydon, Essex, CM19 5JS	Nazeing	Lower Nazeing	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable development patterns, encouraging ribbon development to the north and incursion into the open countryside.
SR-0213	Bettina Nursery and Ashley Nursery, Sedge Green, Roydon, CM19 5JS	Nazeing	Lower Nazeing	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable development patterns, encouraging ribbon development to the north and incursion into the open countryside.
SR-0214	Land adjacent Brickfield Wood, off Old House Lane, Roydon	Roydon	Harlow Extension Sites	Housing								SSM site SR-0214 forms a small part of strategic site R. AECOM's assessment stated that this site is likely to be of a relatively low landscape sensitivity as a result of its urban context and would have only a subtle impact on the openness of the countryside if developed. Impacts on the local highway network would be manageable and no issues have been identified in relation to capacity of infrastructure and local services. There are opportunities for integration of the site into Harlow. AECOM has judged the site as suitable for residential development. On this basis the site has been identified to accommodate strategic growth in and around Harlow.
SR-0215	Land next to Tanfield Nursery, Old House Lane, Roydon, Harlow, Essex, CM19 5DN	Roydon		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0216	Site adjacent to Council Houses, Berners Roding, North Ongar, Essex	Abbess Beauchamp and Berners Roding		Housing								Site subject to Major Policy Constraint.
SR-0217	Site adjacent to Poplar Cottages, Berners Roding, Near Ongar, Essex	Abbess Beauchamp and Berners Roding		Housing								Site subject to Major Policy Constraint.
SR-0218	Chingwell Row Nurseries, Gravel Lane, Chigwell, IG7 6DQ	Chigwell	Chigwell Row	Housing								The site scores poorly against several criteria and it was felt that the location of the site is too remote. Development would not be adjacent to the existing settlement and the site should not be considered further.
SR-0219	Fire Station, Sewardstone Road, Waltham Abbey, Essex, EN9 1PA	Waltham Abbey	Waltham Abbey	Housing								Site is recommended for allocation.

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SR-0220	1-2 Marconi Bungalows, High Road, North Weald, Epping, CM16 6EQ	North Weald Bassett	North Weald Bassett	Housing								It was felt that development of the site would promote intensification of ribbon development along the High Road and would not constitute a sustainable pattern of development for the settlement. It should not be considered further.
SR-0221	Former BPI Unit, Brook Road, Buckhurst Hill, IG9 5TU	Buckhurst Hill		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0222	The Rockery, Pynest Green Lane, High Beech, EN9 3QL	Waltham Abbey		Housing								Site subject to Major Policy Constraint.
SR-0223	Stapleford Farm, Oak Hill Road, Stapleford Abbots, Essex, RM4 1EH	Stapleford Abbots	Stapleford Abbots	Housing								The identified site scores poorly against a number of criteria, including proximity to gas pipelines, contamination and Green Belt harm. It was felt that, collectively, the site is less suitable for development and should not be considered further.
SR-0224	Allotments, Adjacent to 1-3 Coopers Hill, Chipping Ongar, Essex, CM5 9EE	Chipping Ongar		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0225	Queens Road, Lower Car Park, Buckhurst Hill, IG9 5	Buckhurst Hill	Buckhurst Hill	Housing								Site is recommended for allocation.
SR-0226	Loughton London Underground car park, adjacent to station, off Old Station Road, IG10 4	Loughton	Loughton/Debden	Housing								Site is recommended for allocation.
SR-0227	Debden LU Car Park and land adjacent to station, off Chigwell Lane, IG10 3	Loughton	Loughton/Debden	Housing	Retail							Site is recommended for allocation.
<i>SR-0228i</i>	Theydon Bois LU Car Park, Land and commercial yard adjacent to station off Coppice Row, CM16 7	Theydon Bois	Theydon Bois	Housing		SR-0228						Site is recommended for allocation.
<i>SR-0228ii</i>	Theydon Bois LU Car Park, Land and commercial yard adjacent to station off Coppice Row, CM16 7	Theydon Bois	Theydon Bois	Housing		SR-0228						Site is recommended for allocation.
SR-0229	Epping London Underground Car Park and land adjacent to station, off Station Road, CM16 4	Epping	Epping	Housing								Site is recommended for allocation.
SR-0230	Former electricity sub-station, off station way.	Buckhurst Hill		Housing								Site is subject to extant planning permission dated prior to
SR-0231	Land at Lippitts Hill (Adjacent Owl PH/ Owl caravan park), High Beach, Loughton, IG10 4AL	Waltham Abbey	High Beach	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0232	Low Hill Nursery, Sedge Green, Roydon, Essex, CM19 5JR	Nazeing	Lower Nazeing	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable development patterns, encouraging ribbon development to the north and incursion into the open countryside.
SR-0233	Nazelow, Sedge Green, Roydon, Essex, CM19 5JR	Roydon		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0235	Vicarage Lane, North Weald	North Weald Bassett	North Weald Bassett	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.

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SR-0236	Brooklyn Nursery (and other nurseries) off Mott Street, Sewardstone, Chingford	Waltham Abbey	Sewardstone	Housing								This site is part of a strategic option which was judged to be a less favourable location for growth. Sewardstone is an unsustainable location and intensification of development would cause significant harm to the Green Belt.
SR-0237	Berwick Hall, Abbess Roding, Essex, CM5 0JS	Abbess Beauchamp and Berners Roding		Housing								Site subject to Major Policy Constraint.
SR-0238	Stoneshot Farm, Hoe Lane, Nazeing, Essex, EN9 2RN	Nazeing	Lower Nazeing	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow.
SR-0239	Town Mead Depot, Orchard Gardens, Waltham Abbey, EN9 1RS	Waltham Abbey		Housing								Site subject to Major Policy Constraint.
SR-0240	The Kings Head Public House, High Road, North Weald, Essex, CM16 6BU	North Weald Bassett	North Weald Bassett	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0241	Land on South side of Common Road (Rosewood Farm), Broadley Common, Essex [Title number: EX453918] and land at rear of Meadow Lodge, Epping Road, Nazeing, Essex	Roydon	Tylers Cross	Housing								This site scores poorly against a number of criteria, including harm to the Green Belt. It was felt that this constraint could not be overcome. The site would promote unsustainable patterns of development and should not be considered further.
SR-0242	Land situated at Oak Hill Road, Stapleford Abbots and Havering-atte-Bower, Essex	Stapleford Abbots	Stapleford Abbots	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0243	Two Acres, Tysea Hill, Stapleford Abbots, Romford, Essex, RM4	Stapleford Abbots	Stapleford Abbots	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0244	Land North of Lambourne Road and Marden Close, Chigwell	Chigwell	Chigwell Row	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0245	Coronation Nursery, Hoe Lane, Nazeing, Essex	Nazeing	Lower Nazeing	Housing	Employment							This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow.
SR-0246	Leaside Nursery, Sedge Green, Nazeing, Essex (2.5 ha site)	Nazeing		Housing	Employment							Site subject to Major Policy Constraint.
SR-0247	Land at Happy Grow Garden Centre, High Road, Thornwood, Epping, CM16 6LX	North Weald Bassett	Thornwood	Housing	Retail							Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0248	The Stables, Grove Lane, Chigwell Row, Essex, IG7 6JQ	Chigwell		Housing	Employment							Site is subject to extant planning permission dated prior to 31st July 2016.

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SR-0249	Tutein Farm, Grove Lane, Chigwell Row, Essex, IG7 6JQ	Chigwell	Chigwell Row	Housing	Employment							The site scores poorly against a large number of criteria, including landscape and Green Belt harm, and it was felt that it would promote unsustainable development patterns (sprawl). It should not be considered further.
SR-0250	Land opposite Larkins Farm [no. 199], Nine Ashes Road, High Ongar, Essex, CM14 0JY	High Ongar		Housing								Site subject to Major Policy Constraint.
SR-0251	Land at Curtis Mill Lane [opposite Little Bumpkins], Stapleford Abbots, RM4 1JT	Stapleford Abbots		Housing								Site subject to Major Policy Constraint.
SR-0252	Land rear of Orchard House, 243 Lambourne Road, Chigwell, Essex, IG7 5HG	Chigwell	Chigwell Row	Housing								The site has access constraints which would be challenging to overcome and would constitute an unsustainable extension of Chigwell Row and harm the purposes of the Green Belt. It should not be considered further.
SR-0253	Land at Woodgreen Farm, Honeypot Lane, Waltham Abbey, Essex, EN9 3SG	Waltham Abbey	Waltham Abbey	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable patterns of development encouraging further eastward growth of Waltham Abbey distant from the town centre.
SR-0254	Land lying to the West of Toot Hill Road, Ongar, Essex	Standford Rivers		Housing								Site subject to Major Policy Constraint.
SR-0255	All that land comprising the recreation field and sports club at Love Lane, Chipping Ongar. Including all buildings especially the garage sports club and former Council Offices.	Chipping Ongar	Chipping Ongar	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. This option would significantly harm the Green Belt, compromising the setting of Ongar, and is also more sensitive in landscape terms.
SR-0256	Land at Mitchells Farm, Stapleford Abbots, Romford, RM4 1EJ	Stapleford Abbots	Stapleford Abbots	Housing	Employment							The site scores poorly in terms of Green Belt and is in a moderately isolated location. It was felt that these constraints could not be overcome and the site should not be considered further.
SR-0257	Land at 156 and 162 Ongar Road, Abridge, Essex	Lambourne		Housing								Site subject to Major Policy Constraint.
SR-0258	Land at Berners Hall, Berners Roding	Abbess Beauchamp and Berners Roding		Housing	Employment							Site subject to Major Policy Constraint.
SR-0259	Land North of Shellow Road, Willingale	Willingale		Housing	Employment							Site subject to Major Policy Constraint.
SR-0260	Land to East of Ongar Road, Berners Roding	Abbess Beauchamp and Berners Roding		Housing	Employment							Site subject to Major Policy Constraint.
SR-0261	Land at Abbess Roding, Abbess Roding, Essex	Abbess Beauchamp and Berners Roding		Housing	Employment							Site subject to Major Policy Constraint.
SR-0262	Land West of Rookery Road, Nine Ashes, Blackmore	High Ongar		Housing	Employment							Site subject to Major Policy Constraint.
SR-0263	Land to East of Rookery Road, Nine Ashes, Blackmore	High Ongar		Housing	Employment							Site subject to Major Policy Constraint.
SR-0264i	Land at King Street, Blackmore	High Ongar		Housing		SR-0264						Site subject to Major Policy Constraint.
SR-0264ii	Land at King Street, Blackmore	High Ongar		Housing		SR-0264						Site subject to Major Policy Constraint.

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SR-0265	Land to South of Chambers Farm, Sheering	Sheering	Sheering	Housing	Employment							Although this site was identified as available, it was judged that, on balance, other sites in Sheering were more preferential in terms of suitability and the proposed scale of development. If allocated, these would cumulatively provide the desired development quantum in this settlement.
SR-0266	Oldfield Spring, Hoe Lane, Nazeing, EN9 2RW	Nazeing	Lower Nazeing	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow.
SR-0267A	Land to the south-east of Chipping Ongar	Chipping Ongar	Chipping Ongar	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. This option would significantly harm the Green Belt, compromising the setting of Ongar, and is also more sensitive in landscape terms.
SR-0267B	Land to the south-east of Chipping Ongar	Chipping Ongar	Chipping Ongar	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. This option would significantly harm the Green Belt, compromising the setting of Ongar, and is also more sensitive in landscape terms.
SR-0268	Land to the South of Kettlebury Way, Chipping Ongar	Chipping Ongar	Chipping Ongar	Housing								This site is in moderately sustainable location at the edge of Ongar. However, it scores poorly against several criteria, including air quality and HSE safety zones, and it was felt that these constraints could not be overcome.
SR-0269A	Chipping Ongar Park Estate, North Weald Bassett	North Weald Bassett	North Weald Bassett	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. This option would represent an unsustainable southward expansion of the settlement its existing rectilinear edge constituting sprawl.
SR-0269B	Ongar Park Estate, North Weald Bassett	Standford Rivers		Housing								Site subject to Major Policy Constraint.
SR-0270	Halston Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing	Lower Nazeing	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow.
SR-0271	(Former Coachworks) Popplewells, High Road, Thornwood, Epping, Essex	North Weald Bassett	Thornwood	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0272	Netherhouse Farm, Sewardstone Road, Waltham Abbey, E4 7RJ 12.75 ha site	Waltham Abbey		Housing	Employment							Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0284	Sainsbury's Supermarket Site, Loughton Broadway Town Centre	Loughton		Other (assessed as Housing based on secondary use)	Housing							Site is subject to an existing continuing use, and is unavailable for development within the plan period.
SR-0285	Winston Churchill Public House, Loughton Broadway Town Centre	Loughton		Other (assessed as Housing based on secondary use)	Housing							Site is being promoted for non-housing or employment B use class) uses and subject to extant planning permission

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SR-0286	Burton Road, Loughton Broadway	Loughton	Loughton/Debden	Housing								Although it is known that the site is in sole ownership, it will not be available for development during the Plan period and it should not be allocated.
SR-0289	Vere Road, Loughton Broadway	Loughton	Loughton/Debden	Housing								Site is recommended for allocation.
SR-0290	Epping Magistrates Court	Epping		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0291	Seawardstone Lane, Rear of Butlers Drive	Waltham Abbey	Sewardstone	Housing								This site is part of a strategic option which was judged to be a less favourable location for growth. Sewardstone is an unsustainable location and intensification of development would cause significant harm to the Green Belt.
SR-0292	Seawardstone Lane (near Chapel Field Nursery)	Waltham Abbey	Sewardstone	Housing								This site is part of a strategic option which was judged to be a less favourable location for growth. Sewardstone is an unsustainable location and intensification of development would cause significant harm to the Green Belt.
SR-0293	Land Lying to the east of Hornbeam Road, Rear of Bourne House Buckhurst Hill.	Buckhurst Hill	Buckhurst Hill	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0294	Loughton Golf Course	Loughton		Housing								Site subject to Major Policy Constraint.
SR-0295	Land on the south-east side of Theydon Park Road, Theydon Bois.	Theydon Bois	Theydon Bois	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. This option would cause substantial harm to the Green Belt, risking coalescence between Loughton and Theydon Bois.
SR-0297	North Weald Bassett, South-west Area	North Weald Bassett	North Weald Bassett	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. This option would represent an unsustainable southward expansion of the settlement its existing rectilinear edge constituting sprawl.
SR-0298	Lower Nazeing, West Area	Nazeing	Lower Nazeing	Housing								This site scored poorly against distance to oil and gas pipelines and would be heavily constrained by the HSE safety zones. It should not be considered further.
SR-0299	Lower Nazeing, South-west Area	Nazeing	Lower Nazeing	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0300	Lower Nazeing, South Area	Nazeing	Lower Nazeing	Housing	Employment							Site is recommended for allocation.
SR-0301	Lower Nazeing, North Area	Nazeing	Lower Nazeing	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0302A	Lower Nazeing, south-east area	Nazeing	Lower Nazeing	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow.

ARUP Appendix B1.1 Overview of Assessment of Residential Sites

Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.

SR-0111

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Site Ref	Address	Parish	Settlement (Sites preceding to Stage 2 only)	Promoted Use	Secondary Use	Split Site	Pre-Stage 1	Stage 1	Stage 2	Stage 3	Stage 4	Justification
SR-0302B	Lower Nazeing, south-east area	Nazeing	Lower Nazeing	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow.
SR-0302C	Lower Nazeing, south-east area	Nazeing	Lower Nazeing	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0303	Roydon, West Area	Roydon	Roydon	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. This option would be most sensitive in landscape terms and would be harmful to the setting of the Lee Valley Regional Park.
SR-0304	Roydon, North-east Area	Roydon	Roydon	Housing								This site has a complex ownership pattern and its availability is unknown. These factors would impact upon its likely deliverability during the Plan period and it should not be allocated.
SR-0306	Roydon, south-east Area	Roydon	Roydon	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. This option would be most sensitive in Green Belt terms, risking the coalescence of Roydon and Harlow.
SR-0308	North Weald Bassett, South Area	Standford Rivers		Housing								Site subject to Major Policy Constraint.
SR-0309	North Weald Bassett, North-east area	North Weald Bassett	North Weald Bassett	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0310	North Weald Bassett, Blakes Golf Course (East Area)	North Weald Bassett	North Weald Bassett	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. This option would represent an unsustainable southward expansion of the settlement its existing rectilinear edge constituting sprawl.
SR-0311	Sheering, North Area	Sheering	Sheering	Housing								Site is recommended for allocation.
SR-0312	Sheering, South Area	Sheering	Sheering	Housing								This site scores poorly against several criteria, including distance to oil and gas pipelines and site access. It was felt that these constraints cannot be overcome and the site should not be considered further.

ARUP Appendix B1.1
Overview of Assessment of Residential Sites

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Site Ref	Address	Parish	Settlement (Sites preceding to Stage 2 only)	Promoted Use	Secondary Use	Split Site	Pre-Stage 1	Stage 1	Stage 2	Stage 3	Stage 4	Justification
SR-0313	Lower Sheering (Sawbridgeworth)	Sheering	Lower Sheering	Housing								<p>SR-0313 forms the majority of strategic site H. AECOM's assessment of H noted that it is within an area of high landscape sensitivity, and makes a strong contribution to Green Belt purposes. The site also has potential for regeneration through provision of access to housing and services. AECOM judged strategic site H to be probably unsuitable for residential development as a strategic extension of Harlow.</p> <p>In the SSM, SR-0313 scores well across most criteria. The site scores poorly in terms of landscape sensitivity and Green Belt but it was felt that these constraints could be overcome. The site should continue to be considered through the SSM. It was envisaged that the strategic sites work would be completed in Summer 2016, which would have enabled a comprehensive review of all sites around Harlow located within Epping Forest District to be undertaken. This was not possible and therefore the Council will undertake further work to assess this site <u>following the Draft Plan consultation</u>.</p>
SR-0315	Chipping Ongar, East Area	Chipping Ongar	Chipping Ongar	Housing								<p>This site is part of a strategic option which was judged to be a less favourable growth direction. This option would significantly harm the Green Belt, compromising the setting of Ongar, and is also more sensitive in landscape terms.</p>
SR-0316	Chigwell Golf Course	Chigwell	Chigwell	Housing								<p>The development of this site is not supported by the landowner and should not be considered further.</p>
SR-0317	Land between Froghall Lane and Railway Line, Chigwell	Chigwell	Chigwell	Housing								<p>Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.</p>
SR-0318	Chigwell, north-east area	Chigwell	Chigwell	Housing								<p>Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.</p>
SR-0319	Land west of Epping New Road, Buckhurst Hill	Buckhurst Hill	Buckhurst Hill	Housing								<p>Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.</p>
SR-0320	Buckhurst Hill, South Area	Buckhurst Hill		Housing								Site subject to Major Policy Constraint.
SR-0321	Land Between Buckhurst Hill & Loughton	Buckhurst Hill		Housing								Site subject to Major Policy Constraint.
SR-0322	Land West of Nursery Road, Loughton Broadway	Loughton		Housing								Site subject to Major Policy Constraint.
SR-0323	Loughton, south-east area	Loughton	Loughton/Debden	Housing								<p>This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. Residential growth in this option is judged to be incompatible with existing commercial land uses. Additionally, there is a high risk of flooding.</p>
SR-0324	Loughton, West Area	Loughton		Housing								Site subject to Major Policy Constraint.

ARUP Appendix B1.1
Overview of Assessment of Residential Sites

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Site Ref	Address	Parish	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Secondary Use	Split Site	Pre-Stage 1	Stage 1	Stage 2	Stage 3	Stage 4	Justification
SR-0326A	Loughton North Area, Including Debden Green, Debden House Camping Site	Loughton	Loughton/Debden	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. This option would cause substantial harm to the Green Belt, risking coalescence between Loughton and Theydon Bois.
SR-0326B	Loughton north area, Including Debden Green, Debden House Camping Site	Loughton	Loughton/Debden	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. This option would cause substantial harm to the Green Belt, risking coalescence between Loughton and Theydon Bois.
SR-0326C	Loughton North Area, Including Debden Green, Debden House Camping Site	Loughton	Loughton/Debden	Housing								The site scores poorly against a number of criteria, including loss of TPO trees, and it was felt that this constraint could not be overcome. Additionally, it would harm the Green Belt by contributing to coalescence between Loughton and Theydon Bois.
SR-0327A	Theydon Bois Golf Course and Land to East	Theydon Bois	Theydon Bois	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. This option is most sensitive in landscape terms as a result of its rising topography, and may harm the Epping Forest Buffer Lands.
SR-0327B	Theydon Bois, Area East of Dukes Avenue	Theydon Bois	Theydon Bois	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. This option would be most sensitive in landscape terms as a result of its rising topography, and may harm the Epping Forest Buffer Lands.
SR-0328A	Theydon Bois, South Area	Theydon Bois	Theydon Bois	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. This option would cause substantial harm to the Green Belt, risking coalescence between Loughton and Theydon Bois.
SR-0328B	Theydon Bois, South Area	Theydon Bois	Theydon Bois	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. This option would cause substantial harm to the Green Belt, risking coalescence between Loughton and Theydon Bois.
SR-0329	Abridge, North Area	Lambourne	Abridge	Housing								This site is almost entirely constrained by flood risk and it was felt that it would not be possible to overcome this constraint. It should not be considered further.
SR-0330	Land east and west of New Farm Drive, South Abridge	Lambourne	Abridge	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0331	Waltham Abbey, north-west area	Waltham Abbey	Waltham Abbey	Housing								This site scores poorly against several criteria, including harm to ecology designations (Lea Valley SAC and SSSI) and flood risk. It was felt that these constraints could not be mitigated satisfactorily and the site should not be considered further.
SR-0332	Waltham Abbey, north-east area	Waltham Abbey	Waltham Abbey	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.

ARUP Appendix B1.1 Overview of Assessment of Residential Sites

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Site Ref	Address	Parish	Settlement (Sites preceding to Stage 2 only)	Promoted Use	Secondary Use	Split Site	Pre-Stage 1	Stage 1	Stage 2	Stage 3	Stage 4	Justification
SR-0333A	Epping, South West Area	Epping		Housing								Site subject to Major Policy Constraint.
SR-0333Bi	Epping, south-west area	Epping	Epping	Housing								Site is recommended for allocation.
SR-0333Bii	Epping, south-west area	Epping	Epping	Housing								The site scores poorly in terms of air quality and it is unlikely that the impact could be mitigated. The site should not be considered further.
SR-0333Biii	Epping, south-west area	Epping	Epping	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. Development would be too close to the Epping Forest SAC, which is sensitive to further urbanisation and increasing pollution from traffic.
SR-0334	Epping, north-west area	Epping	Epping	Housing								This site has a complex ownership pattern and its availability is unknown. These factors would impact upon its likely achievability during the Plan period and it should not be allocated.
SR-0335	Epping, North Area	Epping		Housing								Site subject to Major Policy Constraint.
SR-0336	Land between Epping and Coopersale	Epping		Housing								Site subject to Major Policy Constraint.
SR-0337	Hannah Nursery Sewardstone Road	Waltham Abbey	Sewardstone	Housing								This site is part of a strategic option which was judged to be a less favourable location for growth. Sewardstone is an unsustainable location and intensification of development would cause significant harm to the Green Belt.
SR-0338	Brookfield Nursery/Sewardstone Road, London E4 7RJ	Waltham Abbey	Sewardstone	Housing								This site is part of a strategic option which was judged to be a less favourable location for growth. Sewardstone is an unsustainable location and intensification of development would cause significant harm to the Green Belt.
SR-0339	Land to rear of The Plough pub, Mott Street, Sewardstone	Waltham Abbey	Sewardstone	Housing								This site is part of a strategic option which was judged to be a less favourable location for growth. Sewardstone is an unsustainable location and intensification of development would cause significant harm to the Green Belt.
SR-0340	Theydon Green, Theydon Bois	Theydon Bois		Housing								Site subject to Major Policy Constraint.
SR-0341	Theydon Plain, Theydon Bois	Theydon Bois	Theydon Bois	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. Development would be too close to the Epping Forest SAC, which is sensitive to further urbanisation and increasing pollution from traffic.
SR-0342	Thrifts Hall Farm	Theydon Bois	Theydon Bois	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. This option would cause substantial harm to the Green Belt, risking coalescence between Loughton and Theydon Bois.
SR-0343	Land east of Garnon Cottage, Bower Hill, Epping	Epping	Epping	Housing								The site was subject to a Land Registry search which found no titles were held for the majority of the site. The lack of ownership information for the site and confirmation as to the sites availability means it should not be allocated for development.
SR-0345	Coniston Court, Bower Hill, Epping, CM16 7BH	Epping	Epping	Housing								This site has a complex ownership pattern and its availability is unknown. These factors would impact upon its likely deliverability during the Plan period and it should not be allocated.

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Site Ref	Address	Parish	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Secondary Use	Split Site	Pre-Stage 1	Stage 1	Stage 2	Stage 3	Stage 4	Justification
SR-0346	Tower Road Allotments (east)	Epping	Epping	Housing								Although the site is in a sustainable location, it scores poorly against several criteria, including loss of open space. It was felt that the loss of the allotments posed a constraint that could not be overcome. The site should not be considered further.
SR-0347	Epping Sports Centre, Nicholl Road	Epping	Epping	Housing	Town Centre							Site is recommended for allocation.
SR-0348	Cottis Lane Car Park	Epping		Other (assessed as Housing based on secondary use)	Housing							Site is recommended for allocation.
	Bakers Lane Car Park, Bakers Lane	Epping		Other (assessed as Housing based on secondary use)	Housing							Site is recommended for allocation.
SR-0349												Site subject to Major Policy Constraint.
SR-0350	Land south of Ardmore Lane between Epping New Road and High Road	Buckhurst Hill		Housing								Site subject to Major Policy Constraint.
SR-0351	Land East of High Road, Russell Road, Buckhurst Hill	Buckhurst Hill		Housing								Site subject to Major Policy Constraint.
SR-0352	Land South of Oakland School, High Road/Warren Hill, Loughton	Loughton	Loughton/Debden	Housing								The site scores poorly against a number of criteria, including impact on Epping Forest SAC, and it was felt that this constraint could not be overcome. The site should not be considered further.
SR-0353	Roding Gardens Sports Pitches	Loughton	Loughton/Debden	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0354	Allotments north of Standards Hill, Loughton	Loughton	Loughton/Debden	Housing								This site scores poorly against the open space and access criteria. It was felt that these constraints cannot be overcome and the site should not be considered further.
SR-0356	Borders Lane Playing Fields, Opposite Epping College	Loughton	Loughton/Debden	Housing								Site is recommended for allocation.
SR-0358	Sandford Ave/Westall Road Amenity Open Space	Loughton	Loughton/Debden	Housing								Site is recommended for allocation.
SR-0359	Newmans Lane/Rectory Lane Amenity Open Space	Loughton	Loughton/Debden	Housing								This site scores poorly against several criteria, including impact on veteran trees and loss of open space. If the site was developed it would result in the loss of an open space which is valued by the local community, with no potential for re-provision.
SR-0360	Hillyfields Open Space, Loughton	Loughton	Loughton/Debden	Housing								The site is in multiple ownership and will not be available for development during the Plan period. It should not be allocated.
SR-0361	Colebrook Lane/Jessel Drive Amenity Open Space	Loughton	Loughton/Debden	Housing								Site is recommended for allocation.
SR-0362	Willingale Road Allotments	Loughton	Loughton/Debden	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.

ARUP Appendix B1.1 Overview of Assessment of Residential Sites

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Site Ref	Address	Parish	Settlement (Sites preceding to Stage 2 only)	Promoted Use	Secondary Use	Split Site	Pre-Stage 1	Stage 1	Stage 2	Stage 3	Stage 4	Justification
SR-0368	Froghall Lane Cemetery	Chigwell		Housing								Site is subject to an existing continuing use, and is unavailable for development within the plan period.
SR-0369	South of Lambourne Road, Chigwell Row	Chigwell	Chigwell	Housing								The site scores poorly against several criteria, including loss of ancient woodland and ancient trees, and it was not felt that this constraint could be overcome. It should not be considered further.
SR-0370	Land off Beechfield Walk	Waltham Abbey	Waltham Abbey	Housing								Although this site was identified as available, it was judged that other sites in Waltham Abbey were in more preferential locations for development. If allocated, these would cumulatively provide the desired development quantum in this settlement.
SR-0372	Land west of Woodgreen Road, including Southend Lane and Skillet Hill Farm	Waltham Abbey	Waltham Abbey	Housing	Employment							This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable patterns of development encouraging further eastward growth of Waltham Abbey distant from the town centre.
SR-0373	Upshire Primary School	Waltham Abbey	Waltham Abbey	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable patterns of development encouraging further eastward growth of Waltham Abbey distant from the town centre.
SR-0377	Parklands/Newteswell Drive amenity open space	Waltham Abbey	Waltham Abbey	Housing								This site has been identified as unavailable for development during the Plan period and should not be allocated.
SR-0378	Crooked Mile Allotments and adjacent land	Waltham Abbey	Waltham Abbey	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0379	Land off Town Mead Road	Waltham Abbey	Waltham Abbey	Housing								Although it is known that the site is in sole ownership, it will not be available for development during the Plan period and it should not be allocated.
SR-0380	Green Yard Car Park	Waltham Abbey	Waltham Abbey	Housing	Town Centre							Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
	Darby Drive / Abbey Gardens Car Park	Waltham Abbey		Other (assessed as Housing based on secondary use)	Housing							Site is recommended for allocation.
SR-0381												
SR-0384	King Harold School (Business & Enterprise Academy)	Waltham Abbey	Waltham Abbey	Housing								This site scores well across most criteria, but it was identified by the local education authority it would be required for the expansion of King Harold School. The site should not be considered further.
SR-0385	Ninefields, Land at Hillhouse Drive inc. Abbey Youth Football Ground and Stoney Bridge Drive Allotments	Waltham Abbey	Waltham Abbey	Housing								Site is recommended for allocation.

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Overview of Assessment of Residential Sites

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Site Ref	Address	Parish	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Secondary Use	Split Site	Pre-Stage 1	Stage 1	Stage 2	Stage 3	Stage 4	Justification
SR-0387	Land off Great Stoney Park	Chipping Ongar	Chipping Ongar	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. This option would significantly harm the Green Belt, compromising the setting of Ongar, and is also more sensitive in landscape terms.
SR-0388	Epping Ongar Railway, Ongar Railway Station Yard	Chipping Ongar		Housing	Employment							Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0389	Land between High Street and Rodney Road, Ongar	Chipping Ongar		Housing	Employment							Site subject to Major Policy Constraint.
SR-0390	Greenstead Road, Chipping Ongar	Chipping Ongar	Chipping Ongar	Housing								Site is recommended for allocation.
SR-0391	Land between Stanford Rivers Road and Brentwood Road, Chipping Ongar	Chipping Ongar	Chipping Ongar	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. This option would significantly harm the Green Belt, compromising the setting of Ongar, and is also more sensitive in landscape terms.
SR-0392	Land north-east of Longfields, Chipping Ongar	Chipping Ongar	Chipping Ongar	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. This option would significantly harm the Green Belt, compromising the setting of Ongar, and is also more sensitive in landscape terms.
SR-0393	Land north of Millfield, Chipping Ongar	High Ongar	High Ongar	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0395A	Land to North of Ongar	Chipping Ongar		Housing								Site subject to Major Policy Constraint.
SR-0395B	Land to North of Chipping Ongar	Chipping Ongar	Chipping Ongar	Housing								This site scores poorly against several criteria and is heavily constrained by flood risk. It relates poorly to the existing settlement and there is no defensible boundary to the Green Belt, with limited scope to create a new one.
SR-0395C	Land to North of Ongar	Chipping Ongar		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0399	Houchin Drive Playing Fields	Fyfield	Fyfield	Housing								The site scores poorly against some criteria, including contamination. It was felt that the loss of playing fields in this location would not be desirable and the site should not be considered further.
SR-0400	Land North of Willingale Road, Fyfield	Fyfield		Housing	Employment							Site subject to Major Policy Constraint.
SR-0403	Land off Sheering Lower Road and Harlow Road	Sheering	Harlow Extension Sites	Housing								Due to its lack of integration potential, areas of very high importance to the Green Belt and its position across two Landscape Character Areas AECOM's assessment judged strategic site I to be probably unsuitable for residential development. On this basis the site has not been identified to accommodate strategic growth in and around Harlow.
SR-0404	Institute Road Allotments, Coopersale	Epping	Coopersale	Housing								Site is recommended for allocation.
SR-0405	Coopersale Cricket Club and Coopersale and Theydon Garton Primary School Playing Fields	Epping	Coopersale	Housing								Site is recommended for allocation.
SR-0406i	Land South of Coopersale, eas and west of Houblons Hill	Epping	Coopersale	Housing		SR-0406						This site scores poorly against a number of criteria, including landscape harm. It was felt that this constraint could not be overcome, and additionally site would promote unsustainable growth patterns in a location too remote from the town.

ARUP

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<i>SR-0406ii</i>	Land South of Coopersale, east and west of Houblons Hill	Epping	Epping	Housing		SR-0406						This site scores poorly against several criteria, including loss of TPO trees and impact on landscape and a BAP priority habitat. It was felt that the latter two constraints could not be overcome and the site should not be considered further.
SR-0407	Land East of Epping Road, Epping Green	Epping Upland	Epping Green	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0408	Rundell's Grove Wood	North Weald Bassett	Harlow Extension Sites	Housing								The Council with its Housing Market Area partners commissioned AECOM to undertake a review of large strategic sites in and around Harlow. It was envisaged that this work would be completed in Summer 2016, which would enable a comprehensive review of all sites around Harlow located within Epping Forest District to be undertaken. This has not been possible and therefore the Council will undertake further work to complete a review of any sites not assessed that are located around Harlow.
SR-0410	Land East of High Road, Thornwood	North Weald Bassett	Thornwood	Housing								The site was subject to a Land Registry search which found no titles were held for the majority of the site. The lack of ownership information for the site and confirmation as to the sites availability means it should not be allocated for development.
SR-0411	Weald Place Farm, Thornwood, Epping, Essex	North Weald Bassett	Thornwood	Housing								It was felt that this site relates poorly to the village, proposing a development scale that would be inappropriate in this location. Additionally, it was felt that it would be challenging to create a suitably defensible new boundary for the Green Belt.
SR-0413	Land South of Woodside, Thornwood	North Weald Bassett	Thornwood	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0416	Queens Road Allotments & Sewage Works, North Weald Bassett	North Weald Bassett		Housing								Site subject to Major Policy Constraint.
SR-0417	Land east of Church Lane/West of Harrison Drive, North Weald Bassett	North Weald Bassett	North Weald Bassett	Housing								Site is recommended for allocation.
SR-0423	Land East of Little Brook Road, Roydon	Roydon	Roydon	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. This option would be most sensitive in Green Belt terms, risking the coalescence of Roydon and Harlow.
SR-0424	Water Lane Cottage and Adjacent Field	Roydon	Harlow Extension Sites	Housing								The Council with its Housing Market Area partners commissioned AECOM to undertake a review of large strategic sites in and around Harlow. It was envisaged that this work would be completed in Summer 2016, which would enable a comprehensive review of all sites around Harlow located within Epping Forest District to be undertaken. This has not been possible and therefore the Council will undertake further work to complete a review of any sites not assessed that are located around Harlow.

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SR-0111

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Site Ref	Address	Parish	Settlement (Sites preceding to Stage 2 only)	Promoted Use	Secondary Use	Split Site	Pre-Stage 1	Stage 1	Stage 2	Stage 3	Stage 4	Justification
SR-0425	Land on Corner of Water Lane and Broadley Way	Roydon		Housing								Site is located outside of the Epping Forest District Boundary.
SR-0426	Nurseries to North of Sedge Green	Nazeing	Lower Nazeing	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable development patterns, encouraging ribbon development to the north and incursion into the open countryside.
SR-0427	Nursery between Nursery Road and Pick's Hill and Lake Road Nursery	Nazeing	Lower Nazeing	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0432	Land North of Dobbs Weir Road	Roydon		Housing								Site subject to Major Policy Constraint.
SR-0433	Former Beis Shammai School, High Road, Chigwell, IG7 5DN	Chigwell	Chigwell	Housing								Site is recommended for allocation.
SR-0434	Land North of Maplecroft Lane, Nazeing	Nazeing	Lower Nazeing	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0435	Land north-west of the Grange and north of Bramble Close, High Road Chigwell	Chigwell	Chigwell	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0436	9 Goldings Rise, Loughton, IG10 2QP	Loughton	Loughton/Debden	Housing								The site scores poorly against a number of criteria, including harm to the Epping Forest SAC, as well as landscape and Green Belt harm. It was felt that these constraints could not be overcome and the site should not be considered further.
SR-0437	Land adjoining 3 and 4 Kensington Park, Stapleford Abbots, RM4 1AF	Stapleford Abbots	Stapleford Abbots	Housing								The site is not in a sustainable location and also scores poorly in terms of access and harm to the Green Belt. It was felt that these constraints could not be overcome and the site should not be considered further.
SR-0438A	Land adjoining Standards Hill and Houlblows Hill, Coopersale, Essex, CM16 7QL	Epping	Coopersale	Housing	Employment							The site would constitute an unsuitable extension of Coopersale into the Green Belt, eroding the gap between the village and Epping. It would constitute an unsustainable location and the site should not be considered further.
SR-0438b	Chimes Garden Centre, Old Nazeing Road,, Nazeing, Essex, EN10 6RJ	Nazeing		Housing	Community Facility							Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0439	Picks Farm, Sewardstone Road, E4 7RA	Waltham Abbey	Sewardstone	Housing								This site is part of a strategic option which was judged to be a less favourable location for growth. Sewardstone is an unsustainable location and intensification of development would cause significant harm to the Green Belt.
SR-0442	Marlow, Thornwood Common, Epping	North Weald Bassett	Thornwood	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.

ARUP Appendix B1.1
Overview of Assessment of Residential Sites

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SR-0443	Harlow Road, Moreton, Bobbingworth and the Lavers, Chipping Ongar, Essex	Moreton	Moreton	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0444	Broad Oaks, Land bounded by High Road, Abridge Road and Pudding Lane, Chigwell, IG7 6DW	Chigwell	Chigwell	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. This option would cause significant harm to the Green Belt, risking the coalescence of Chigwell and Loughton.
SR-0445	Greenacres, Ivy Chimneys Road, Epping, Essex, CM16 4EL	Epping	Epping	Housing								Site is recommended for allocation.
SR-0446	Debden Hall, England's Lane/Debden Lane, Debden, Loughton, Essex, IG10	Loughton	Loughton/Debden	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. This option would cause substantial harm to the Green Belt, risking coalescence between Loughton and Theydon Bois.
SR-0447	Land adjoining 110 London Road, Abridge and to rear of NRS 110-118 London Road, Abridge	Lambourne	Abridge	Housing								The site scores poorly in terms of landscape impact and it was felt that it would promote an unsustainable pattern of development that would also harm the settlement form. It should not be considered further.
SR-0448	Land off Murthering Lane, Tysea Hill	Stapleford Abbots		Housing								Site subject to Major Policy Constraint.
SR-0449	Bramleys land to the rear of Holmcroft, Chatfield House and Builders Yard, Sheering.	Sheering	Sheering	Housing								Although this site was identified as available, it was judged that other sites in Sheering were preferential in terms of the SSM hierarchy and, if these were allocated, would cumulatively provide the desired development quantum in this settlement.
SR-0450	Bramleys land to the rear of Holmcroft, Chatfield House and Builders Yard, Sheering. (hatched blue)	Sheering		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0451	Land at Coopers Close, Chigwell Road	Chigwell		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0452	Formerly known as 'Star Farm', Oak Hill Road	Stapleford Abbots	Stapleford Abbots	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0453	Dallance Farm, Breach Barns Lane, Waltham Abbey, Essex, EN9 2AD	Waltham Abbey	Waltham Abbey	Housing								At a strategic level, this site is in a remote location detached from the edge of the settlement and should not be considered further.
SR-0455	Chase Farm Business Centre, Vicarage Lane West, North Weald, Essex, CM16 6AL	North Weald Bassett	North Weald Bassett	Housing								Site is recommended for allocation.
SR-0456	Carpenters Arms, High Road, Thornwood, Epping, CM16 6LS	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0457	Dyers, Marden Ash, Chipping Ongar, Essex, CM5 9B	Chipping Ongar	Chipping Ongar	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. This option would significantly harm the Green Belt, compromising the setting of Ongar, and is also more sensitive in landscape terms.

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SR-0458	Southgate, The Street, High Ongar, Essex, CM5 9NH	High Ongar	High Ongar	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0459	Pinetree Nursery, Avey Lane, Waltham Abbey, Essex, EN9 3QH	Waltham Abbey		Housing								Site subject to Major Policy Constraint.
SR-0460	Monkswood Nursery, Pick Hill, Waltham Abbey, EN9 3LE	Waltham Abbey		Housing								Site subject to Major Policy Constraint.
SR-0461	Part of land adjoining 110 London Road, Abridge and to rear of NRS 110-118 London Road, Abridge	Lambourne	Abridge	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0462	151-153 London Road, Stanford Road, Standford Rivers, Ongar, Essex	Standford Rivers		Housing								Site subject to Major Policy Constraint.
SR-0464	Land to the south of Upland Road	North Weald Bassett	Thornwood	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0465	Asheton Farm, Tysea Hill, Stapleford Abbots, Essex, RM4 1JU	Stapleford Abbots	Stapleford Abbots	Housing	Employment							This site scores poorly in terms of harm to the Green Belt and it is unlikely that constraint could be overcome. It is in a remote location detached from the settlement and should not be considered further.
SR-0466	Broadbanks, 23 Ivy Chimneys Road, Epping, Essex, CM16 4EL	Epping	Epping	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. Development would be too close to the Epping Forest SAC, which is sensitive to further urbanisation and increasing pollution from traffic.
SR-0467	North Weald Nurseries, Vicarage Lane, North Weald, Epping, Essex	North Weald Bassett	North Weald Bassett	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0468	Hook Lane Nurseries, Hook Lane, Lambourne End, Romford RM4 1NR	Lambourne		Housing								Site subject to Major Policy Constraint.
SR-0469	Garwood Meads Field, Norton Lane, Norton Heath, Blackmore, Watestone, Essex CM4	High Ongar		Housing								Site subject to Major Policy Constraint.
SR-0470	School Road/Orchard B, Stanford Rivers Hall, Ongar, Essex, CM5	Sheering		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0471	Presdale Farm House, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing	Lower Nazeing	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. It would cause substantial harm to the Green Belt, risking the coalescence of Lower Nazeing and Harlow.
SR-0472	The Yard, to the rear of 16 Sheering Lower Road, Sawbridgeworth, Essex, CM21 9LF	Sheering	Lower Sheering	Housing								Although this site was identified as available, it was judged that other sites in Lower Sheering were preferential in terms of their suitability and achievability. If these sites were allocated, they would cumulatively provide the desired development quantum in this settlement.

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SR-0473	St. Leonards Farm, St. Leonards Road, Waltham Abbey, Nazeing, EN9 2HG	Nazeing	Lower Nazeing	Housing	Retail							Site is recommended for allocation.
SR-0475	The Drive, Stapleford Road, Stapleford Abbots, Romford, Essex, RM4 1EJ	Stapleford Abbots		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0476	Envilles Farm, Adjacent to Little Laver, Ongar, Essex, CM5 0JH	Little Laver		Housing								Site subject to Major Policy Constraint.
SR-0477	Land to the west of Abridge Road, Abridge Road, Theydon Bois, Essex, CM16 7NW	Theydon Bois	Theydon Bois	Housing								The site scores poorly in terms of Green Belt and landscape harm and is in a remote location detached from the settlement. It should not be considered further.
SR-0478A	Chigwell Nurseries, 245 High Road, Chigwell, Essex, IG7 5BL	Chigwell	Chigwell	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0478B	Part of Chigwell Nurseries, 245 High Road, Chigwell, Essex, IG7 5BL	Chigwell	Chigwell	Housing								Site is recommended for allocation.
SR-0481	Land to the South of Hillhouse Primary School, Waltham Abbey	Waltham Abbey	Waltham Abbey	Housing								The site scores poorly against loss of open space. If the site was brought forward for development it would result in the loss of a strategic green gap in Waltham Abbey, which it was felt would not promote a sustainable pattern of development.
SR-0482	Land adjoining Mason Way, Waltham Abbey	Waltham Abbey	Waltham Abbey	Housing								The availability of this site is unknown and it is not known when existing on-site uses would cease. The site is also a playing field and therefore should not be developed on. The site should not be allocated.
SR-0484	Land to the east of Houblows Hill, Coopersale, Essex, CM167QL	Epping	Coopersale	Housing								This site scores poorly against a number of criteria, including landscape harm. It was felt that this constraint could not be overcome, and additionally site would promote unsustainable development patterns in a remote location.
SR-0486	Leaside Nursery and Sedgeway Nursery, Sedge Green, Nazeing, Essex, EN9 2PA	Nazeing	Lower Nazeing	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable development patterns, encouraging ribbon development to the north and incursion into the open countryside.
SR-0487	Land to the East of Abridge Road, Abridge Road, Theydon Bois, Essex CM16 7NW	Theydon Bois	Theydon Bois	Housing								This site scores poorly against a number of criteria. It is in a remote location outside the settlement and would promote unsustainable patterns of development. This site should not be considered further.
SR-0488	Stapleford Farm, Oak Hill, Road, Stapleford Abbots, Essex, RM4 1EH	Stapleford Abbots	Stapleford Abbots	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0491	Site adjacent to Willow House, The Street, Sheering, CM22 7LR	Sheering	Sheering	Housing								This site scores poorly against several criteria, particularly with respect to landscape harm and presence of statutorily protected trees. It was felt that these constraints could not be overcome and the site should not be considered further.
SR-0492	Epping Forest Country Club, Abridge Road, Chigwell, Essex, IG768X	Chigwell		Housing	Community facility							Site subject to Major Policy Constraint.

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SR-0493	Magnolia House/ Theydon Hall Farm, Abridge Road, Theydon Bois, Essex, CM16 7NR	Theydon Bois		Housing								Site subject to Major Policy Constraint.
SR-0494	Shepherds Nursery, Chase Lane, Chigwell, Essex, IG7 6JW	Chigwell	Chigwell Row	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0495	The Willow Paddock, Rear of Crosby Court, Chigwell, Essex, IG7 6JT	Chigwell	Chigwell Row	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0496	Chase Lane Paddock, Chase Lane, Chigwell, Essex, IG7 6JW	Chigwell	Chigwell Row	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0497	Land to the rear of Monks Hall, Abridge Road, Theydon Bois	Theydon Bois	Theydon Bois	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0498	Station Bridge House, Blake Hall Road, Greenstead, Ongar, Essex, CM5 9LW	Bobbingworth		Housing	Community facility							Site subject to Major Policy Constraint.
SR-0499	Maybrand Farm, Bournebridge Lane, Stapleford Abbots, Essex, RM4 1LT	Stapleford Abbots	Stapleford Abbots	Housing								The site scores poorly against several criteria, including harm to settlement character and the Green Belt. It is an awkward shape and would promote unsustainable development patterns. It should not be considered further.
SR-0500	The Gatehouse, Bournebridge Lane, Stapleford Abbots, Essex, RM4 1LT	Stapleford Abbots		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0501	Playing field at New House Lane, North Weald	North Weald Bassett	North Weald Bassett	Housing								It has not been possible to determine whether the site will be available for development during the Plan period and it may also be constrained by ransom strips and access restrictions. Furthermore, the site is used as playing fields which it was judged should not be developed. It was felt that these constraints could not be overcome.
SR-0504	Rear land at 59/61 High Road, North Weald, Essex CM166HP	North Weald Bassett		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0505	Plot adjacent to Badgers End, 81 Hoe Lane, Abridge	Lambourne		Housing								Site subject to Major Policy Constraint.
SR-0506	The Woodyard, Epping Road, Epping, Essex, CM166TT	Epping		Housing								Site subject to Major Policy Constraint.
SR-0507	Land at Little Cutlands, Incorporating Wilbea and Royd, St Leonards Road, Lower Nazeing, Waltham Abbey, EN9 2HJ	Nazeing	Lower Nazeing	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.

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SR-0508	Nazeing Glassworth Site, Nazeing New Road, EN10 6SU	Nazeing	Lower Nazeing	Housing								This site scores poorly in terms flood risk and is in a remote location detached from the settlement. It would promote unsustainable patterns of development and should not be considered further.
SR-0510	Stanford Rivers Estate, Stanford Rivers	Standford Rivers		Housing								Site subject to Major Policy Constraint.
SR-0511	Ericas Nursery, Kents Lane, Magdalen Laver, North Weald, CM16 6AX	Magdalen Laver		Housing								Site subject to Major Policy Constraint.
SR-0512	St Clements, Vicarage Lane West, North Weald, CM16 6AL	North Weald Bassett	North Weald Bassett	Housing								Site is recommended for allocation.
SR-0513A	Centric Parade, High Road, Loughton	Loughton	Loughton/Debden	Housing								The availability of this site is unknown and has not been actively promoted by the landowner. It therefore should not be allocated.
SR-0513b	Centric Parade, High Road, Loughton	Loughton		Housing	Retail							Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0514	Former Tennis courts, c/o Alderton Hill and Roding Road, Loughton	Loughton		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0515	Esperanza Nursery, Stapleford Road, Stapleford Abbots, Essex, RM4 1EJ	Stapleford Abbots		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0516	119 Theydon Park Road, Theydon Bois, Epping, CM16 7LS	Theydon Bois		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0517	32 Palmerstone Road, Buckhurst Hill, Essex, IG9 5LW	Buckhurst Hill		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0518	Land at Braelands, Tysea Hill, Stapleford Abbots, Essex	Stapleford Abbots		Housing								Site subject to Major Policy Constraint.
SR-0519	Land off Uphire Road, Waltham Abbey	Waltham Abbey		Housing								Site identified in the SLAA as being a duplicate site.
SR-0520	142 Buckhurst Way, Buckhurst Hill, Essex, IG9 6HP	Buckhurst Hill		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0521	High House Farm, Stapleford Abbots, Essex, RM4 1EJ	Stapleford Abbots		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0522	152 High Road, Chigwell	Chigwell		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0523	165 High Road, Loughton, Essex, IG10 4LF	Loughton		Housing	Employment/Retail							Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0524	35 Highbridge Street, Waltham Abbey, Essex, EN9 1BZ	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0525	2 Connaught Avenue, Loughton, IG10 4DP	Loughton	Loughton/Debden	Housing								Although the site is identified as available, it is not known when existing on-site uses would cease and the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation. It should not be allocated.
SR-0526	Golden Lion public house, Newmans Lane, Loughton	Loughton	Loughton/Debden	Housing	Retail							Site is recommended for allocation.
SR-0527	Royal Oak public house, Forest Road, Loughton, IG10 1EG	Loughton	Loughton/Debden	Housing								Site is recommended for allocation.
SR-0528	Woodview, Lambourne Road, Chigwell, Essex, IG7 6HX	Chigwell		Housing								Site identified in the SLAA as being a duplicate site.

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SR-0529	120 High Road, Chigwell, Essex, IG7 5AR	Chigwell		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0530	Sixteen String Jack PH, Coppice Row, Theydon Bois, Essex, CM16 7DS	Theydon Bois		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0531	181-185 High Road, Chigwell, Essex	Chigwell		Housing	Retail							Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0532	Trevalyn House, Goldings Hill, Loughton, IG10 2SP	Loughton	Loughton/Debden	Housing								Although the site is identified as available, it is not known when existing on-site uses would cease and the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation. It should not be allocated.
SR-0534	Gable Loge Residential Home, Church Hill, Loughton, Essex, IG10	Loughton		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0535	Kingsmead, Epping Road, Roydon, CM19 5HU	Roydon		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0537	Sun St	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0539	land & buildings Brooker road	Waltham Abbey		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0541	Waltham Abbey Community Centre Saxon Way	Waltham Abbey	Waltham Abbey	Housing								Site is recommended for allocation.
SR-0543	Ongar Civic Amenity Site, Mill Lane	High Ongar		Housing								Site subject to Major Policy Constraint.
SR-0544	3 Cripsey Avenue, The Willows, Chipping Ongar	Chipping Ongar		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0545	Ongar Police Stn High St	Chipping Ongar		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0546	Chipping Ongar Fire Station, 67 High Street, Chipping Ongar, CM5 9DT	Chipping Ongar	Chipping Ongar	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0547	Land parcels at Ongar Bridge (Woodland Way)	Chipping Ongar		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0548	Loughton Resource Centre, off Torrington Drive	Loughton	Loughton/Debden	Housing								Site is recommended for allocation.
SR-0549	Limber, 49 Church Lane	Loughton	Loughton/Debden	Housing								The availability of this site is unknown and it is not known when existing on-site uses would cease. Additionally, the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation.
SR-0550	284 Loughton High St	Loughton		Housing	Retail							Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0553	Epping Fire Station, High Street, Epping, CM16 4AF	Epping		Housing	Retail							Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0554	Epping Police Station - A Block -High St CM16 4AP	Epping		Housing	Retail							Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0555	St Margaret's Hospital Site	Epping	Epping	Housing								Site is recommended for allocation.

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SR-0111

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Site Ref	Address	Parish	Settlement (Sites preceding to Stage 2 only)	Promoted Use	Secondary Use	Split Site	Pre-Stage 1	Stage 1	Stage 2	Stage 3	Stage 4	Justification
SR-0556	Civic Offices, High Street, Epping.	Epping	Epping	Housing								Site is recommended for allocation.
SR-0557	The Limes Estate	Chigwell	Chigwell	Housing								Site is recommended for allocation.
SR-0559	Land on the east side of Hainault Road, Chigwell. (formerly community centre site)	Chigwell	Chigwell	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0561	Land on the South Side of 8 Victoria Road, Buckhurst Hill.	Buckhurst Hill		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0564i	Willingale Road Debden	Loughton	Loughton/Debden	Housing		SR-0564						This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. This option would cause substantial harm to the Green Belt, risking coalescence between Loughton and Theydon Bois.
SR-0564ii	Willingale Road, Debden	Loughton	Theydon Bois	Housing		SR-0564						This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. This option would cause substantial harm to the Green Belt, risking coalescence between Loughton and Theydon Bois.
SR-0564iii	Willingale Rd Debden	Chigwell		Housing		SR-0564						Site subject to Major Policy Constraint.
SR-0565	Loughton library adjacent car park	Loughton	Loughton/Debden	Housing								Site is recommended for allocation.
SR-0566	40/46 Sewardstone Street	Waltham Abbey	Waltham Abbey	Housing								This site has been identified as unavailable for development during the Plan period as existing uses cannot cease. It should not be allocated.
SR-0572	Netherhouse Farm, Sewardstone Road, London, E4 7RJ	Waltham Abbey		Housing								Site identified in the SLAA as being a duplicate site.
SR-0573	EFDC Parks Nursery, Pyles Lane, Loughton, Essex, IG10 2NL	Loughton		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0574	King Harold Court, Sun Street, Waltham Abbey, Essex, EN9 1ER	Waltham Abbey		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0575	89 High Road, Loughton, Essex, IG10 4JD	Loughton		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0576	71 - 73 Queens Road, Buckhurst Hill, Essex, IG9 5BW	Buckhurst Hill	Buckhurst Hill	Housing	Retail							This site has a complex ownership pattern and its availability is unknown, which may effect deliverability of the site. Additionally, the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation. The site should not be allocated.
SR-0578A	Sherbrook Hostel, Sherbrook Road	Waltham Abbey	Waltham Abbey	Housing								This site has a complex ownership pattern and its availability is unknown, which may effect deliverability of the site. Additionally, the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation.
SR-0578b	Abbey Lodge and Victoria Hall, Greenyard, Waltham Abbey, Essex, EN9 1RD	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0581	Adjoins land and buildings east of Greenyard and car park	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).

ARUP

Appendix B1.1 Overview of Assessment of Residential Sites

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Site Ref	Address	Parish	Settlement (Sites preceding to Stage 2 only)	Promoted Use	Secondary Use	Split Site	Pre-Stage 1	Stage 1	Stage 2	Stage 3	Stage 4	Justification
SR-0582	Englands Lane, Loughton	Loughton	Loughton/Debden	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. This option would cause substantial harm to the Green Belt, risking coalescence between Loughton and Theydon Bois.
SR-0583	Land south east of Paynes Road and Nazeing Road	Nazeing		Housing								Site subject to Major Policy Constraint.
SR-0584	Morgans Farm, Moorhall Road, Matching, Old Harlow, CM17 0LP	Matching	Harlow Extension Sites	Housing								This site scores poorly against several criteria, including landscape and Green Belt harm. It is unlikely that this harm could be mitigated. The site is in a remote, unsustainable location and should not be considered further.
SR-0585	21/23 Forest Drive, Theydon Bois, Essex, CM16 7HA	Theydon Bois	Theydon Bois	Housing								Although this site is identified as available for development during the Plan period, the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation. It should not be allocated.
SR-0586	Chigwell Nursery, High Road, Chigwell, Essex, IG7 5BL	Chigwell	Chigwell	Housing	Residential Care Home and potential community facility							Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0587	Epping Sanitary Steam and Laundry co. Ltd, 17 Bower Vale, Epping, Essex, CM16 7AS	Epping	Epping	Housing								Site is recommended for allocation.
SR-0588	Land at Chigwell Convent and The Gate Lodge, 801 and 803 Chigwell Road, Woodford Bridge, IG8 8AU	Chigwell	Chigwell	Housing	Care Home							Site is recommended for allocation.
SR-0589	Land to the rear of The Plough public house, Sewardstone Road, Chingford, E4 7RJ	Waltham Abbey	Sewardstone	Housing								This site is part of a strategic option which was judged to be a less favourable location for growth. Sewardstone is an unsustainable location and intensification of development would cause significant harm to the Green Belt.
SR-0590	Stratton Ley, Moreton, Ongar	Moreton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0591	Little Laver, Little Laver Road, Matching, Harlow, CM16 0RJ	Matching		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0592	Land adjacent to Weald Bridge Road, Magdalen Laver, Essex, CM16 6AU	Magdalen Laver		Housing								Site subject to Major Policy Constraint.
SR-0593	Land adjacent to School Road, Toot Hill, Essex, CM5 9PU	Standford Rivers		Housing								Site subject to Major Policy Constraint.
SR-0594	Land being the site of the former nursery at Wood Green Road, Waltham Abbey (Identified as land at Warlies Estate, Lot 15 and 16)	Waltham Abbey	Waltham Abbey	Housing	Community Facilities							This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable patterns of development encouraging further eastward growth of Waltham Abbey distant from the town centre.
SR-0595	Land South of St Mary's Church, North of Stappleford Abbots	Stapleford Abbots		Housing								Site subject to Major Policy Constraint.

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Overview of Assessment of Residential Sites

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SR-0596	Land adjacent to Mead House, Harlow Common, Essex, CM17 9NE	North Weald Bassett	Harlow Extension Sites	Housing								The Council with its Housing Market Area partners commissioned AECOM to undertake a review of large strategic sites in and around Harlow. It was envisaged that this work would be completed in Summer 2016, which would enable a comprehensive review of all sites around Harlow located within Epping Forest District to be undertaken. This has not been possible and therefore the Council will undertake further work to complete a review of any sites not assessed that are located around Harlow.
SR-0597	Holly Cottage & Old Rectory Farm, Church Lane, Stapleford Abbots, Romford, RM4 1ES	Stapleford Abbots		Housing								Site subject to Major Policy Constraint.
SR-0598	Agnes & Martino Brookfield Nursery Ltd., Sewardstone Road, Chingford, London, E4 7RJ	Waltham Abbey	Sewardstone	Housing								This site is part of a strategic option which was judged to be a less favourable location for growth. Sewardstone is an unsustainable location and intensification of development would cause significant harm to the Green Belt.
SR-0599	Old House Farm, Old House Lane, Nazeing, Essex, EN9 2LJ	Nazeing	Lower Nazeing	Housing	Primary School							This site was identified as available, although restrictions are identified which may impact upon the achievability of the site. It is less preferential for development compared with other sites in this location and has not been identified for allocation.
SR-0600	22 Woodgreen Road, Waltham Abbey, EN9 3SD	Waltham Abbey	Waltham Abbey	Housing	Retail, Community Facilities							This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable patterns of development encouraging further eastward growth of Waltham Abbey distant from the town centre.
SR-0601	Front Site, Former Grange Farm, High Road, Chigwell, Essex, IG7 6DP	Chigwell	Chigwell	Housing								Site is recommended for allocation.
SR-0602	Granite Trading Co The Old Corn Barn Dunmow Road Beauchamp Roding Ongar Essex CM5 0PF	Abbess Beauchamp and Berners Roding		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0603A	Hornbeam Close Grages 1-24, Buckhurst Hill	Buckhurst Hill		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0603Ai	Hornbeam Close Grages 1-24, Buckhurst Hill	Buckhurst Hill		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0603Aii	Hornbeam Close Grages 1-24, Buckhurst Hill	Buckhurst Hill		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0603B	Hornbeam Close Grages 1-24, Buckhurst Hill	Buckhurst Hill		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0622	Graylands Garages, Nos. 1-6, Theydon Bois	Theydon Bois		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0628	Shingle Court Garages, Nos. 318-325, Walton Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0635	Bourne House Garages, No. 12 to 36, Buckhurst Hill	Buckhurst Hill		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0636	Rentlon Way Garages, No. 1-10, Buckhurst Hill	Buckhurst Hill		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).

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SR-0637	Thaxted Road Garages, Nos. 1-12, Buckhurst Hill	Buckhurst Hill		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0638	Longton Way Garages, Nos. 1-24, Buckhurst Hill	Buckhurst Hill		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0642	Springfield Block B. Garages, Nos. 2-16, Epping	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0643	Springfield Block C. Garages, Nos. 1-39, Epping	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0644	Stewards Green Road, Garages, Nos. 1-20, Epping	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0645	Centre Avenue Garages, Nos. 1-20, Epping	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0646	Centre Save Garages, Nos. 1-7, Epping	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0647	Coronation Hill Garages, Nos. 1-17 and 37-38, Epping	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0648	Coronation Hill Garages, Nos. 21-28, Epping	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0649	Chester Road Garages, Nos. 654-675, Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0650	Chequers Road Garages, Nos. 146-171, Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0651	Exheridge Road Garages, Nos. 675-712, Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0652	Hillyfields Garages, Nos. 13-24, Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0653	Kirby Close Garages, Nos. (adjacent to 20 Kirby Close) Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0654	Ladyfields Garages, Nos. 332-353, Loughton	Loughton	Loughton/Debden	Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0655	Langley Meadows Garages, Nos. Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0656	Langley Meadows Garages, Nos. Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0658	Marlescroft Way Garages, Nos. 573-580, Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).

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SR-0659	Marlescroft Way Garages, Nos. 581-591, Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0660	Lower Alderton Hall, Lane Garages, Nos. 440-445, Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0661	Pyres Lane Garages, Nos. 1-12, Loughton [Site A]	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0662	Pyres Lane Garages, Nos. 82-109, Loughton [Site B]	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0663	Thatchers Close Garages, Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0664	Whitehills Road Garages, Nos. 354-380, Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0665	Bushfields Garages, Nos. 51-70, Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings), and the site is subject to extant planning permission.
SR-0666	Colvers Garages, Nos. 8-18, Matching Green	High Laver		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0667	Pound Close Garages, Nos. 1-12, Nazeing	Nazeing		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0668	Pound Close Garages, Nos. 1-25, Nazeing	Nazeing		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0669	Queens Road Garages, Nos. 1-55, North Weald	North Weald Bassett	North Weald Bassett	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0670	Bluemans End Garages, Nos. 1-16, North Weald	North Weald Bassett		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0671	Mullfield Garages, Nos. 1-12, High Ongar	High Ongar		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings), and the site is subject to extant planning permission.
SR-0672	Queensway Garages, Nos. 1-38, Ongar	North Weald Bassett		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0673	St. Peters Avenue Garages, Nos. 1-30, Chipping Ongar	Chipping Ongar	Chipping Ongar	Housing								The site is in a sustainable location in Ongar, but scores poorly in terms of loss of open space. There are few opportunities for this to be reprovided in the local area, and the site should not be considered further.
SR-0674	Hansells Mead Garages, Nos. 1-3, Roydon	Roydon		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).

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SR-0675	Parkfields Garages, Nos. 4-19, Roydon	Roydon	Roydon	Housing								Following further assessment by the Council, it was judged that this site would not support the minimum development threshold for allocation in the Local Plan (6 units) and should not be considered further.
SR-0676	Parkfields Garages, Nos. 32-34, Roydon	Roydon		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0677	Parkfields Garages, Nos. 20, 21 and 28, Roydon	Roydon		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0678	Parkfields Garages, Nos. 22-25, Roydon	Roydon		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0680	Green Glade Garages, Nos. 12-38, Theydon Bois	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0681	Barnmead Garages, Nos. 1-7, Toothill	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0682	Beechfield Walk Garages, Nos. 1-23, Waltham Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0683	Bromfield Court Garages, Nos. 302-309, Waltham Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0684	Pick Hill Garages, Nos. 1-21, Waltham Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0685	Sudicamps Court Garages, Nos. 310-317, Waltham Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0686	Mason Way Garages, Nos. 200, 202 and 204, Waltham Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0687	Denny Avenue Garages, Nos. 8-32, Waltham Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0688	Grant Court Garages, Nos. 99-126, Waltham Abbey	Waltham Abbey	Waltham Abbey	Housing								This site has been identified as unavailable for development during the Plan period and should not be allocated.
SR-0689	Harveyfields Garages, Nos. 1-40, Waltham Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0690	Mallon Court Garages, Nos. 220-256, Waltham Abbey	Waltham Abbey	Waltham Abbey	Housing								This site has been identified as unavailable for development during the Plan period and should not be allocated.
SR-0691	Former Red Cross Hall (land to rear and side of shops), Waltham Abbey	Waltham Abbey		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0692	Roundhills Garages, Nos. 176-180, 187-208 and 219-224 (known as Site 7), Waltham Abbey	Waltham Abbey		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0693	Roundhills Garages, Nos. 225-232 (known as Site 4), Waltham Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).

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SR-0694	Roundhills Garages, Nos. 241-249 and 252-255 (known as Site 5), Waltham Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0695	Roundhills Garages, Nos. 256-259 and 272-275 (known as Site 6), Waltham Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0697	Stonysolts Garages, Nos. 1-3, Waltham Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0698	St. Thomas's Close, Nos. 1-12, Waltham Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0699	Woollard Street Garages, Nos. 1-39, Waltham Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0700	Wrangley Court Garages, Nos. 388-394, Waltham Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0701	Chequers Road Garages, Nos. 231-258, Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0702	Parklands Garages, Nos. 75-100, Coopersale	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0703	Parklands Garages, Nos. 60-68 Coopersale	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0704	Parklands Garages, Nos. 119-122 Coopersale	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0800	Land to the East of Theydon Bois	Theydon Bois	Theydon Bois	Housing								The landowner is promoting an overlapping site for development. It is unlikely that this area will come forward for development as a standalone site and it should not be allocated.
SR-0802	Garage sites on Brickfield Road/Coopersale Common, Coopersale	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0803	Garages to the rear of Park Fields, Roydon	Roydon		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0804	Garages East of Green Galde nr Pakes Way, Theydon Bois	Theydon Bois		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0805	Garages on Centre Drive, Epping	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0806	Graages on Lincolns Field, Epping	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0807	Graages on Longcroft Rise, Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).

ARUP Appendix B1.1 Overview of Assessment of Residential Sites

Site proceeds at this stage.
 Site does not proceed at this stage.
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SR-0111

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Site Ref	Address	Parish	Settlement (Sites preceding to Stage 2 only)	Promoted Use	Secondary Use	Split Site	Pre-Stage 1	Stage 1	Stage 2	Stage 3	Stage 4	Justification
SR-0808	Grages off Lushes Road/Lushes Court, Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0809	Grages off Blackmore Court, Waltham Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0810	Community Facility north of Station Way, Buckhurst Hill, Essex	Buckhurst Hill	Buckhurst Hill	Housing								This site has been identified as unavailable for development during the Plan period as existing uses cannot cease. It should not be allocated.
SR-0811	Site south of Hornbeam Road, Buckhurst Hill, Essex	Buckhurst Hill	Buckhurst Hill	Housing								This site has a complex ownership pattern and its availability is unknown. These factors would impact upon its likely deliverability during the Plan period and it should not be allocated.
SR-0812	Site east of Hornbeam Road, Buckhurst Hill, Essex	Buckhurst Hill	Buckhurst Hill	Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0813	Stores at Lower Queens Road, Buckhurst Hill, Essex	Buckhurst Hill	Buckhurst Hill	Housing								Site is recommended for allocation.
SR-0814	The Woollard Centre, Roding View, Buckhurst Hill, Essex	Buckhurst Hill		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0815	Garages and Green at Pentlow Way, Buckhurst Hill, Essex.	Buckhurst Hill		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0816	Car park at Back Lane, Buckhurst Hill, Essex.	Buckhurst Hill	Buckhurst Hill	Housing								This site has been identified as unavailable for development during the Plan period and should not be allocated.
SR-0817	Toby Carvery car park, Junction of Queens Road and High Road, Buckhurst Hill, Essex	Buckhurst Hill	Buckhurst Hill	Housing								Although it is known that the site is in sole ownership, it was not possible to determine whether the site would be available for development during the Plan period. It should not be allocated for development.
SR-0818	Tennis Courts and Green Space at Boleyn Court, Buckhurst Hill, Essex	Buckhurst Hill	Buckhurst Hill	Housing								This site scores poorly against a range of criteria, including potential harm to Epping Forest SAC. Additionally, it was felt that the loss of amenity open space in this location would not be acceptable and it should not be considered further.
SR-0819	Playing Field at St Johns Church Of England Primary School, High Road, Buckhurst Hill, Essex	Buckhurst Hill	Buckhurst Hill	Housing								This site scores poorly against a range of criteria, including potential harm to Epping Forest SAC and access constraints, the latter of which it was felt could not be overcome. The site should not be considered further.
SR-0820	Green Space north and south of Copperfield, Limes Estate, Chigwell, Essex	Chigwell	Chigwell	Housing								The landowner is promoting an overlapping site for development, which would result in the comprehensive redevelopment of the Lime Estate. It is unlikely that this area will come forward for development as a standalone site and it should not be allocated.
SR-0821	Site north of Grange Crescent, Chigwell, Essex	Chigwell		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0822	Green space at Warren Court, Chigwell, Essex	Chigwell	Chigwell	Housing								This site has been identified as unavailable for development during the Plan period and should not be allocated.

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SR-0823	Travelodge Hotel, Chigwell Road, Chigwell, Essex.	Chigwell	Chigwell	Housing								Although it is known that the site is in sole ownership, it was not possible to determine whether the site would be available for development during the Plan period. It should not be allocated for development.
SR-0824	Volvo Car Dealership, High Road, Chigwell, Essex	Chigwell	Chigwell	Housing								This site has a complex ownership pattern and its availability is unknown. These factors would impact upon its likely deliverability during the Plan period and it should not be allocated.
SR-0825	Garage site and garden, Brook Parade/Brook Way, Chigwell, Essex	Chigwell	Chigwell	Housing								Although it is known that the site is in sole ownership, it was not possible to determine whether the site would be available for development during the Plan period. It should not be allocated for development.
SR-0826	Garage site north of Charles Street, Epping, Essex	Epping	Epping	Housing								Although the site is in a sustainable location, it was felt that residential development would be inappropriate on the site and it should not be considered further.
SR-0827	Industrial site north of Bower Terrace, Epping, Essex	Epping	Epping	Housing								This site has a complex ownership pattern and its availability is unknown. These factors would impact upon its likely deliverability during the Plan period and it should not be allocated.
SR-0828	Green space south-west of Stonards Hill, Epping, Essex.	Epping	Epping	Housing								The site is an amenity space in a conservation area and serves as a gateway point to the town. Non-protected trees may constrain the development of the site and it should not be considered further.
SR-0829	Tesco Car Park, High Street, Epping, Essex.	Epping	Epping	Housing								The ownership and availability of this site is unknown and the site has not been actively marketed. It therefore should not be allocated.
SR-0830	Site east of Buttercross Lane, Epping, Essex	Epping	Epping	Housing								Although it is known that the site is in sole ownership, it will not be available for development during the Plan period and it should not be allocated.
SR-0831	Garage site, housing and green at Coronation Hill, Epping, Essex	Epping	Epping	Housing								Although it is known that the site is in sole ownership, it will not be available for development during the Plan period and it should not be allocated.
SR-0832	Tyre Service Centre, Lindsey Street, Epping, Essex	Epping	Epping	Housing								This site was identified as unavailable for development during the plan period and should not be allocated.
SR-0834	Car Park, west of High Road, Loughton, Essex	Loughton	Loughton/Debden	Housing								Site is recommended for allocation.
SR-0835	Old Epping Forest College Site, Borders Lane, Loughton, Essex	Loughton	Loughton/Debden	Housing								Site is recommended for allocation.
SR-0836	Yard at Eleven Acre Rise, Traps Hill, Loughton, Epping.	Loughton	Loughton/Debden	Housing								Although it is known that the site is in sole ownership, it was not possible to determine whether the site would be available for development during the Plan period and it should not be allocated.
SR-0837	Alderton School, Alderton Hall Lane, Loughton, Essex	Loughton	Loughton/Debden	Housing								Although the site scores well against a range of criteria, it but it was identified by the local education authority it would be required for the expansion of Alderton School. The site should not be considered further.
SR-0838	Land at Burton Road, Loughton Broadway, Loughton, Essex	Loughton		Housing								Site identified in the SLAA as being a duplicate site.
SR-0839	Green at Jessel Drive/Mowbrey Gardens, Loughton, Essex.	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).

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SR-0840	Retail strip at Nazeing Road, Lower Nazeing, Essex.	Nazeing	Lower Nazeing	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0841	Green at Bluemans End, North Weald Bassett, Essex	North Weald Bassett	North Weald Bassett	Housing								The site scores poorly in terms of access and there is no reasonable prospect that this constraint could be overcome. The site also scores poorly in terms of impact on settlement character. It should not be considered further.
SR-0842	Car park at The Stag pub, Brentwood Road, Chipping Ongar	Chipping Ongar	Chipping Ongar	Housing								Site is recommended for allocation.
SR-0843	Industrial site south 'The Borough', Chipping Ongar, Essex.	Chipping Ongar	Chipping Ongar	Housing								Although it is known that the site is in sole ownership, it was not possible to determine whether the site would be available for development during the Plan period and it should not be allocated.
SR-0844	Chipping Ongar Bridge Car Dealership, High Street, Chipping Ongar, Essex	Chipping Ongar	Chipping Ongar	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0845	Car Park east of High Street, Chipping Ongar, Essex	Chipping Ongar	Chipping Ongar	Housing								Although the site is in a sustainable location, it scores poorly against several criteria including settlement character and air quality. The potential loss of car parking in this location was judged unacceptable and the site should not be considered.
SR-0846	Green space at Walter Mead Close, Chipping Ongar, Essex	Chipping Ongar	Chipping Ongar	Housing								This site scores well against most criteria but it was judged that the potential loss of open amenity space in this location would be unacceptable and detrimental to the settlement character. It should not be considered further.
SR-0848	Chipping Ongar Leisure Centre, The Gables, Chipping Ongar, Essex	Chipping Ongar	Chipping Ongar	Housing								Site is recommended for allocation.
SR-0849	Tesco Express and Car Park, Coppice Row, Theydon Bois	Theydon Bois	Theydon Bois	Housing								This site has a complex ownership pattern and its availability is unknown. These factors would impact upon its likely deliverability during the Plan period and it should not be allocated.
SR-0850	Commercial site south of Highbridge Street, Waltham Abbey, Essex	Waltham Abbey	Waltham Abbey	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0851	Car park at Green Yard, Waltham Abbey, Essex	Waltham Abbey	Waltham Abbey	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0852	Larsens Recreation Ground, Farm Hill Road, Waltham Abbey, Essex	Waltham Abbey		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0853	Playing fields at Waltham Holy Cross School grounds, Monkwood Ave, Waltham Abbey, Essex	Waltham Abbey	Waltham Abbey	Housing								The availability of this site is unknown and it is not known when existing on-site uses would cease. The site is also a playing field and therefore should not be developed on. The site should not be allocated.

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SR-0854	Land at Leverton Infant School and Nursery, Honey Lane, Waltham Abbey, Essex	Waltham Abbey	Waltham Abbey	Housing								The cumulative assessment demonstrates that there is an anticipated future shortfall of both school places in Waltham Abbey. This site has been identified as a potential expansion site for Leverton School and should not be allocated for residential use.
SR-0855	Land at Leverton Infant School and Nursery, Honey Lane, Waltham Abbey, Essex	Waltham Abbey		Housing								Site identified in the SLAA as being a duplicate site.
SR-0857	C. J. Pryor Cecil House Foster Street Harlow Essex CM17 9HY	North Weald Bassett		Housing								Site subject to Major Policy Constraint.
SR-0858	47A Theydon Park Road Theydon Bois Epping Essex CM16 7LR	Theydon Bois		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0859	16 Kendal Avenue, Epping, Essex, CM16 4PW	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0860	Land at the Maltings Waterside Place Sheering Lower Road Sheering Harlow Essex CM21 9JX	Sheering		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0861	9 Hainault Road, Chigwell, Essex, IG7 6QU	Chigwell		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings), and the site is subject to extant planning permission.
SR-0862	94 Lawton Road Loughton Essex IG10 2AA	Loughton		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0864	North Weald Golf Club Rayley Lane North Weald Essex CM16 6AR	North Weald Bassett		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0865	Saint Elisabeth's Church, Chestnut Avenue, Buckhurst Hill, Essex, IG9 6BN	Buckhurst Hill	Buckhurst Hill	Housing								The availability of the site is unknown and the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation. It should not be allocated.
SR-0866	Smiths Brasserie and site of former bowls green at the rear, Fyfield Road, Chipping Ongar, Essex, CM5 0AL	Chipping Ongar	Chipping Ongar	Housing								The availability of this site is unknown. Additionally, the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation.
SR-0867	Lucas McMullen, 258 High Road, Loughton, Essex, IG10 1RB	Loughton	Loughton/Debden	Housing								Although this site is identified as available for development during the Plan period, it was judged subsequent to the indicative capacity assessment that the site is unlikely to support the minimum 6 units necessary for allocation. The site could proceed as windfall development but should not be allocated.
SR-0868	33 Chapel Road Epping, Essex, CM16 5DS	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0869	46 Stradbroke Drive Chigwell Essex IG7 5QZ	Chigwell	Chigwell	Housing								The availability of this site is unknown and it is not known when existing on-site uses would cease. Additionally, the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation.
SR-0870	Macris Nursing Home, Coopersale Lane, Theydon Bois, Epping, Essex, CM16 7NS	Theydon Bois	Theydon Bois	Housing								The site scores poorly against several criteria and it was felt that the location of the site is too remote. Development would not be adjacent to the existing settlement and the site should not be considered further.

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SR-0872	Pipers Farm, Lippitts Hill, Waltham Abbey, Essex, IG10 4AL	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0873	Rear of Mountford & Bishops Bron Oak Hill Road Stapleford Abbots Romford Essex RM4 1JL	Stapleford Abbots	Stapleford Abbots	Housing								Site is recommended for allocation.
SR-0874	Bumbles Autocare, Bumbles Green, Nazeing, EN9 2SD	Nazeing		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0875	Land adjacent to 2 Pump Lane Epping Upland Epping Essex CM16 6PP	Epping Upland		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings), and the site is subject to extant planning permission.
SR-0876	The Railway Hotel Station Road Sheering Harlow Essex CM21 9LD	Sheering		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0877	Barkers Farm, Mount End, Theydon Mount, Epping CM16 7PS	Theydon Mount		Housing								Site subject to Major Policy Constraint.
SR-0878	46 - 48 Station Road, Loughton, Essex, IG10 4NX	Loughton	Loughton/Debden	Housing								Site is recommended for allocation.
SR-0879	Poultry Farm, Norwood End, Fyfield, Chipping Ongar, Essex	Fyfield	Fyfield	Housing								The site scores poorly against several criteria, including landscape harm, and would promote unsustainable development patterns in an isolated location away from the main part of the village. It should not be considered further.
SR-0880	Forest Place, Roebuck Lane, Buckhurst Hill, Essex, IG9 5QL	Buckhurst Hill		Housing								Site is subject to an existing continuing use, and is unavailable for development within the plan period.
SR-0881	Land to the Rear of Briar Mount, Tysea Hill, Stapleford Abbots, Romford, Essex, RM4 1JP	Stapleford Abbots	Stapleford Abbots	Housing								The site scores poorly in terms of harm to the Green Belt, and it was felt that it would promote unsustainable development patterns. It was felt that these constraints could not be overcome and the site should not be considered further.
SR-0882	The Oaks, Oak Hill Road, Stapleford Abbots, Romford, Essex, RM4 1JL	Stapleford Abbots	Stapleford Abbots	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0884	ASHLINGS FARM Blackmore Road Blackmore Ingatestone Essex CM4 0JU	High Ongar		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0885	1 Spring Grove, Loughton, Essex, IG10 4QA	Loughton	Loughton/Debden	Housing								Although the site is identified as available, it is not known when existing on-site uses would cease and it was judged subsequently to the indicative capacity assessment that the site is unlikely to support the minimum 6 units necessary for allocation. The site could proceed as windfall development but should not be allocated.
SR-0886	169 High Street, Epping, Essex, CM16 4BL	Epping	Epping	Housing	Retail							Although the site is identified as available, the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation. It should not be allocated.
SR-0887	Chigwell Grange High Road Chigwell Essex IG7 6BF	Chigwell		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0888	Shottentons Farm, Pecks Hill, Nazeing, Waltham Abbey, Essex, EN9 2NY	Nazeing		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.

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SR-0889	Dane Lodge 9 Church Hill Epping Essex CM16 4RA	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0890	Land at Epping Road, Roydon, Harlow, Essex	Roydon	Roydon	Housing								Site is recommended for allocation.
SR-0891	Hobbs Cross Open Farm Hobbs Cross Road Theydon Garnon Epping Essex CM16 7NY	Theydon Garnon		Housing								Site subject to Major Policy Constraint.
SR-0892	Taylor's Gravel Lane Chigwell Essex IG7 6DQ	Chigwell		Housing								Site subject to Major Policy Constraint.
SR-0893	5 Claverhambury Kennels Claverhambury Road Waltham Abbey Essex EN9 2BL	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0894	140/142 Manor Road, Chigwell, Essex IG7 5PR	Chigwell	Chigwell	Housing								Site is recommended for allocation.
SR-0895	105 Manor Road/281 Fencepiece Road Chigwell Essex IG7 5PN	Chigwell	Chigwell	Housing								Site is recommended for allocation.
SR-0896	126 Manor Road, Chigwell, Essex, IG7 5PR	Chigwell	Chigwell	Housing								Site is recommended for allocation.
SR-0897	15 Stradbroke Drive, Chigwell, Essex, IG7 5QU	Chigwell	Chigwell	Housing								This site was identified as available within the next five years. However, the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation.
SR-0898	Grange Court, 72 High Road, Chigwell, Essex, IG7 6PT	Chigwell	Chigwell	Housing								Site is recommended for allocation.
SR-0899	Rear Brownings Farmhouse, Gravel Lane, Chigwell, Essex, IG7 6DQ	Chigwell		Housing								Site subject to Major Policy Constraint.
SR-0900	Land north of Roding Lane, Chigwell, Essex IG7 6BE	Chigwell		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0901	Langley Nursery, Crooked Mile, Waltham Abbey	Waltham Abbey	Waltham Abbey	Housing								Although this site was identified as available, it was judged that other sites in Waltham Abbey were preferential hierarchically and, if these were allocated, would cumulatively provide the desired development quantum in this settlement.
SR-0902	Mile Nursery, Crooked Mile, Waltham Abbey	Waltham Abbey	Waltham Abbey	Housing								Although this site was identified as available, it was judged that other sites in Waltham Abbey were preferential in terms of the SSM hierarchy and their achievability and, if these were allocated, would cumulatively provide the desired development quantum in this settlement.
SR-0903	Waltham Abbey Swimming Pool, Roundhills, EN9 1UP	Waltham Abbey	Waltham Abbey	Housing								Site is recommended for allocation.